



# 39 Harley Road Calgary Alberta

\$698,900

Opportunity knocks! Situated on a PRIME 70' x 100' SOUTH backyard lot on a quiet street in the amazing, family friendly community of Haysboro, this 4 level split home offers over 1760 SF of developed space. Ready for your renovation or redevelopment dreams, the home has been lovingly cared for over the years & boasts some amazing updates: shingles (2020), most windows (2015), fences (past 3-5 yrs), decks front and back (2016), attic insulation (2020), exterior (2020), hardwood floors resanded (2014), kitchen cabinets, countertops and appliances inc gas range (2014), upgraded boiler and water tank, and garage door (2021). Features include hardwood floors throughout the main living areas, spacious living room with large picture window and brick faced gas fireplace, eat in kitchen with large dining area with sliding patio doors leading to multi-level rear deck, upper level has a huge primary bedroom, 2nd bedroom with patio doors and balcony (perfect for a home office!), 4 piece main bath. 3rd level is a desirable walk out with 2 bedrooms/flex rooms, 4th level with 3 pc bath, laundry, storage and bonus room. Double attached garage with green house at the back and extensive landscaping are yours to enjoy. Looking for convenience? There is great LRT train access (Heritage or Southland), easy bus transportation, schools, parks, green spaces and restaurants all close by. Also, great access to shopping at Chinook Mall, South Centre and Willow Park. It's a short walk to Glenmore Reservoir pathway and Heritage Park, a quick commute time to downtown, and with direct access to the mountain parks via Southland Drive it's the location you've been dreaming of! (id:6769)

4pc Bathroom 6.67 Ft x 7.58 Ft  
 Primary Bedroom 12.83 Ft x 12.67 Ft  
 Bedroom 9.42 Ft x 10.92 Ft  
 Bedroom 12.08 Ft x 12.17 Ft  
 Bedroom 9.00 Ft x 12.83 Ft  
 3pc Bathroom 6.58 Ft x 3.67 Ft

Laundry room 6.17 Ft x 6.83 Ft  
 Recreational, Games room 10.67 Ft x 21.33 Ft  
 Storage 6.83 Ft x 7.25 Ft  
 Living room 26.25 Ft x 12.33 Ft  
 Dining room 9.42 Ft x 9.58 Ft  
 Kitchen 12.92 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REALTY PROFESSIONALS

<http://www.richardbergeron.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca