

**103 Havenhurst Crescent SW**  
**Calgary, Alberta**

**MLS # A2221303**



**\$855,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Off Street, Sin		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Dry Bar, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage

**Inclusions:** window coverings, wine rack

Tucked on a quiet, tree-lined street in the heart of Haysboro, this renovated 1,200 sq ft bungalow strikes the perfect balance of cozy charm and modern confidence. Whether you're upsizing, downsizing, or just tired of your place not having a built-in window seat (you deserve one), this home brings comfort, personality, and practicality all in one neat package. Step inside and feel instantly at ease. The sunny living room welcomes you with a sleek electric fireplace, custom built-ins, and a large bay window that fills the space with light. The built-in window seat is basically your new favorite spot—perfect for morning coffee, power naps, or dramatic sighs as you watch the rain. The kitchen is made for connection and convenience. Cook up a storm with the gas cooktop and built-in oven, serve snacks or wine at the quartz breakfast bar, and admire the two-tone cabinetry that says “I have great taste” without trying too hard. Modern light fixtures and sensor toe-kick lighting mean midnight snack runs are classy now. Late-night cookie? Go for it. You deserve it. The main floor offers two generous bedrooms, including a primary retreat that overlooks the private backyard and soaks up the evening sun. The ensuite bathroom is spa-like without being fussy—featuring a glass-enclosed shower and crisp, modern finishes. A second bedroom, a full 4-piece bathroom, and main-floor laundry round out the level with comfort and practicality. Head downstairs to a fully developed 860 sq ft basement that’s ready for whatever you need—movie nights, workout sessions, or an escape from that one group chat that never stops buzzing. There are two more bedrooms, another 4-piece bath, and a wet bar with quartz countertops, open shelving, and custom cabinetry—aka your new headquarters for popcorn, drinks, or a good old-fashioned nacho night. Step

out back and fall in love with the private backyard. A poured concrete patio is perfect for BBQs, firepit hangs, or just soaking up the sun while pretending you're a plant. There's lots of lawn for kids, dogs, or ambitious garden plans. And with two detached garages—a double and a single—you've got room for your vehicles, tools, bikes, and that kayak you swear you'll use. All of this in a neighborhood that's just minutes to schools, shopping, and transit—so whether you're catching a bus, grabbing groceries, or walking the kids to class, everything is close enough to make life feel easy. And honestly, isn't that the point?