

\$729,900 - 13 Hallbrook Drive Sw, Calgary

MLS® #A2245683

\$729,900

4 Bedroom, 2.00 Bathroom, 1,425 sqft

Residential on 0.16 Acres

Haysboro, Calgary, Alberta

Welcome to this beautifully maintained home offering a perfect blend of comfort, functionality, and modern updates. One of the standout features of this property is the massive, beautifully landscaped front yard, filled with mature trees and lush shrubs that provide both curb appeal and a serene setting. Out back, youâ€™ll find a spacious, fully fenced yard with a two-tier deck â€“ perfect for summer barbecues, morning coffee, or simply relaxing outdoors. Thereâ€™s plenty of room for kids to play, along with a variety of fruit-bearing plants and vibrant greenery that create your own private garden oasis. Stepping through the front door into the welcoming foyer you'll find a bright and inviting main floor featuring a spacious living room centred around a cozy gas fireplaceâ€“ideal for relaxing evenings. The white kitchen has been updated with modern backsplash, butcher block countertops is equipped with stainless steel appliances and the comes with a built in oven, cooktop and microwave all new in (2024) dishwasher (2023) and plenty of cabinet space, making it a joy for home cooks. Upstairs youâ€™ll find generously sized bedrooms and an updated 4 piece bathroom, while the fully developed basement includes a legal egress window in the additional bedroomâ€“perfect for guests or growing families. Numerous valuable upgrades have been made over the years for peace of mind, including: Some Windows from Lux Windows (2016), Hot Water Tank (2021), Air



Conditioning (2022), Furnace (2024). The attached garage offers the ultimate in convenience with direct access to the home, while still providing ample space for parking and storage. The expansive driveway easily accommodates parking for up to 4 additional vehicles. This home is move-in ready and perfectly situated close to schools, parks, and shopping. Donâ€™t miss the opportunity to own a property that offers both charm and practical upgrades in one of the best streets in West Haysboro!

Built in 1958

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2245683 |
| Price | \$729,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,425 |
| Acres | 0.16 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 13 Hallbrook Drive Sw |
| Subdivision | Haysboro |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 3H5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 5 |
| Parking | Single Garage Attached |

of Garages 1

Interior

Interior Features Bookcases, Ceiling Fan(s), No Smoking Home, Vinyl Windows, Wood Counters

Appliances Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Many Trees

Roof Flat Torch Membrane, See Remarks

Construction Brick, Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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