

**18 Harvey Place SW**  
**Calgary, Alberta**

**MLS # A2214704**



**\$599,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** Pool Table, Exercise Bike, refrigerator in basement

Renovator's Dream in Sought-After Haysboro! This 1,230 square-foot bungalow is the perfect opportunity to bring your next vision to life in one of Calgary's most desirable communities. Larger bungalows at this price point in Haysboro are a rare find—don't miss your chance! Whether you're looking for a family home to transform or a profitable renovation project, this property has incredible potential. The bones are solid, the layout is generous, and the location is unbeatable—just steps from schools and the LRT park & ride, in a quiet cul-de-sac. Easy access to Heritage Drive and MacLeod Trail for shopping and downtown access. Upgrades include a high-efficiency furnace, newer windows, a recently replaced hot water tank, a one-year-old dishwasher, and a washer and dryer that are only three years old. The vaulted ceilings are classic. The massive southwest-facing backyard offers endless possibilities, complete with a two-car detached garage—ideal for families or future value-added improvements. Make this your masterpiece. This is the home you've been waiting for to turn into something truly special. You will "FLIP" over it.