

64 Healy Drive SW
Calgary, Alberta

MLS # A2200562



\$650,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	939 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: Shed, Firepit, Custum Closet Organizer in Primary Bedroom

OPEN HOUSE - MARCH 15-16, 12PM-2PM Welcome to 64 Healy Drive SW, a beautifully updated bungalow in one of Calgary's most sought-after South communities. This 3+1 bedroom, 2-bathroom home blends modern style with everyday comfort in a bright, open layout. The spacious living room is filled with natural light from oversized windows and flows into a generous dining area. The stunning chef's kitchen features sleek STAINLESS STEEL appliances, crisp white cabinetry, and a large window overlooking the PRIVATE, LANDSCAPED backyard. The main level includes a SPA-INSPIRED 3-piece bathroom (2018) with IN-FLOOR heating, elegant subway tile, and an OVERSIZED shower. The primary bedroom features a custom-built closet, while two additional bedrooms provide plenty of space for family or guests. The fully FINISHED basement, with a private entrance, offers a spacious recreation room, perfect for movie nights or a home gym, plus a flex room that can serve as a fourth bedroom or home office, with two non-egress windows for extra light. A stylish 3-piece bathroom (2024), along with a large laundry/utility room with ample storage, completes the lower level. This home has seen numerous upgrades, including main floor windows + Hunter Douglas blinds (2013), a HIGH-EFFICIENCY FURNANCE (2009, serviced 5 months ago), CENTRAL AIR CONDITIONING (2023), and a 50-gallon hot water tank (2018). Additional improvements include LUXURY VINYL PLANK flooring (2019), roof shingles (2013), eavestroughs & soffits (2014), and a fence (2018). The front CONCRETE PATION & STEPS (2017) and updated exterior doors (2018) add to the home's curb appeal. Located in a family-friendly community, this home is within walking distance to Heritage LRT, Haysboro School (K-6), Woodman School (7-9) with English and French

Immersion programs, and Our Lady of the Rockies High School (10-12). With easy access to Heritage Drive, Elbow Drive, Macleod Trail, transit, and shopping, this home offers both convenience and charm. Don't miss the opportunity to see this stunning home—book your showing today!