

# \$775,000 - 20 Harcourt Road Sw, Calgary

MLS® #A2216446

**\$775,000**

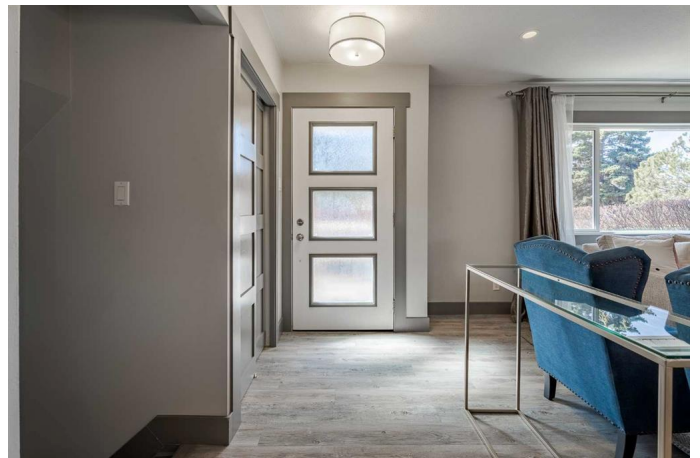
3 Bedroom, 3.00 Bathroom, 1,137 sqft  
Residential on 0.13 Acres

Haysboro, Calgary, Alberta

OPEN HOUSE Saturday 1-3pm <--- Located on a quiet street in desirable West Haysboro, this beautifully renovated home offers a flexible layout ideal for downsizers or established families looking for comfort, function, and style. With over 1,100 sq ft above grade and a fully finished basement, the home has been thoughtfully updated throughout. The main level features a spacious open-concept living and dining area filled with natural light, leading into a stylish kitchen complete with stainless steel appliances, custom concrete counters, ample cabinetry, and a large central island—perfect for everyday living or entertaining.

Upstairs, the reconfigured floor plan includes two generous bedrooms and two full bathrooms, including a stunning primary suite with dual closets and a spa-inspired ensuite featuring a standalone soaker tub, tiled shower, and private water closet. The lower level is fully developed with a third bedroom, cozy family room, full 3-piece bath, laundry area, and ample storage. The home has undergone extensive updates over the years, including newer windows, furnace, central air conditioning, upgraded electrical panel and plumbing, newer roof, siding, and modern finishes throughout.

A major highlight is the newer oversized garage, measuring 25'4" x 21'4", offering ample room for vehicles, storage, or hobbies.



The East-facing backyard is private and low maintenance with mature trees and laneway access. Situated close to Glenmore Reservoir, Heritage Park, Rockyview Hospital, multiple schools, LRT, and shopping, this location offers a balance of quiet residential living with excellent urban access. An exceptional opportunity for those seeking a well-appointed, move-in-ready home in a mature inner-city neighbourhood.

Built in 1959

### Essential Information

MLS® #	A2216446
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,137
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	20 Harcourt Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3E1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Stone Counters
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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