

# \$699,900 - 44 Hillgreen Place Sw, Calgary

MLS® #A2203064

**\$699,900**

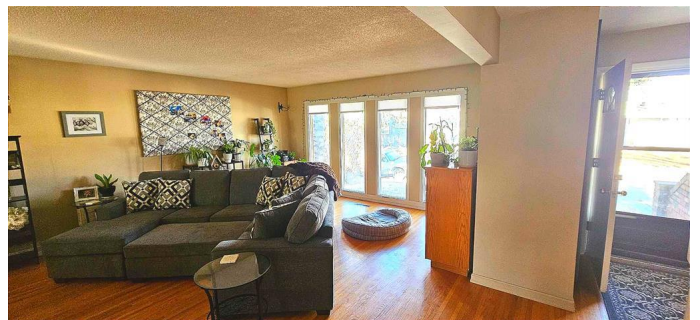
3 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.17 Acres

Haysboro, Calgary, Alberta

Welcome to 44 Hillgreen Place SW, a beautiful home located on a quiet, family-friendly cul-de-sac in one of Calgary's most desirable southwest communities. Combining comfort and convenience, this 4-level split offers the perfect sanctuary for growing families or anyone seeking a peaceful, well-connected neighborhood to call home. Mature trees and an inviting entryway set the tone for what's inside. Step through the front door into a warm and welcoming interior where natural light pours through large windows, highlighting the open-concept living and dining spaces. Whether you're hosting friends or enjoying a quiet evening, the main floor layout makes daily living effortless and enjoyable. The kitchen rounds out the main floor with easy access to the back yard and other living areas, making it ideal for casual family meals or entertaining guests. Just off the kitchen, the back entrance opens to a spacious backyard complete with a deck—perfect for summer BBQs, morning coffee, or watching kids and pets play in the fully fenced yard.

Upstairs, you'll find a generous primary bedroom with large windows offering a quiet retreat at the end of the day. Additional bedrooms are well-sized and can easily serve as children's rooms or home offices. The full bathroom upstairs ensures plenty of space for the whole family. The lower level boasts an additional 3-piece bathroom, as well as an



enormous rec room, complete with fireplace and bar area. The unfinished basement provides lots of storage space or room for other potential activities (workshop, home gym, etc.)

Located in a prime southwest location, 44 Hillgreen Place SW offers easy access to major routes like Glenmore Trail and Stoney Trail, making commuting around the city a breeze. You’re just minutes away from top-rated schools, parks, shopping, and dining options, with nearby amenities like Chinook Mall, 15 minutes to downtown, just steps to the dog walk area and beautiful green spaces that make this area truly special.

This home offers an exceptional opportunity to join a welcoming community known for its quiet streets, mature trees, and unbeatable access to everything Calgary has to offer. The large lot (60 x 120 ft) offers considerable re-development opportunity, including potential for a laneway home (purchasers would be required to apply for, and receive any and all applicable development/building permits). Whether you’re looking for your forever home or your next great investment, 44 Hillgreen Place SW is a property you don’t want to miss.

Schedule your private showing today and discover what makes this home so special.

Built in 1958

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2203064  |
| Price      | \$699,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Square Footage | 1,326         |
| Acres          | 0.17          |
| Year Built     | 1958          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 44 Hillgreen Place Sw |
| Subdivision | Haysboro              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 3L2               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Parking Pad, Off Street |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | See Remarks                                                           |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Electric Oven |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Family Room, Wood Burning                                             |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished, Partially Finished                                  |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Treed, Cul-De-Sac |
| Roof              | Asphalt Shingle                                          |
| Construction      | Brick, Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 30               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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