

# \$849,900 - 48 Hobart Road Sw, Calgary

MLS® #A2223203

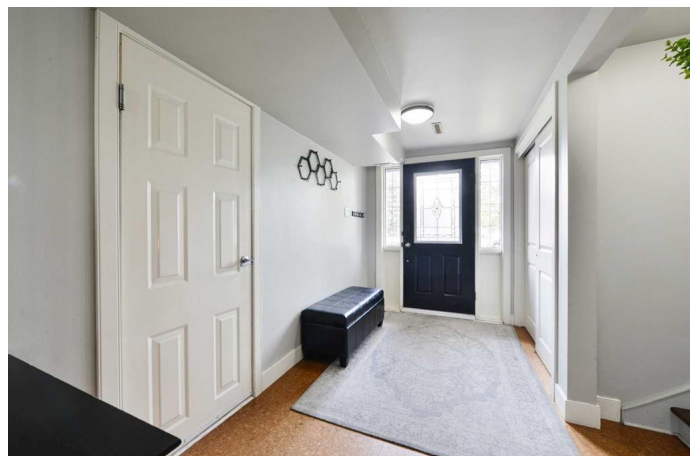
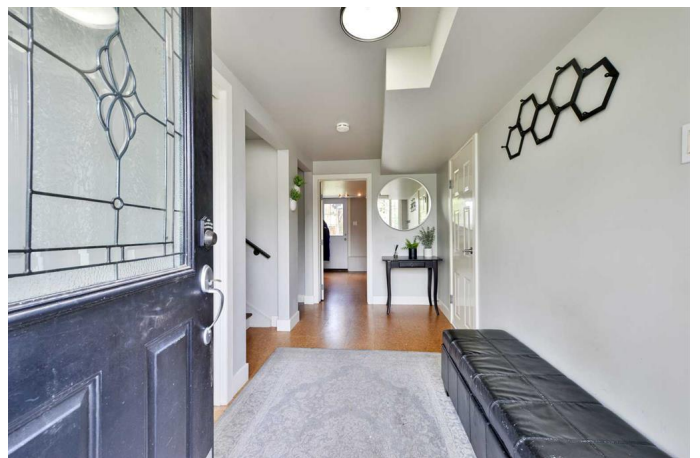
**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Step into this beautifully updated, move-in-ready family home located in the heart of one of Calgary's most desirable neighborhoods—West Haysboro. From the moment you arrive, the impressive curb appeal, mature landscaping, and inviting backyard oasis set the tone for what's inside. Whether you're hosting a summer barbecue or enjoying a quiet evening, the pergola-covered patio offers the perfect setting for outdoor living. Inside, the main floor boasts a bright and open-concept layout, ideal for modern family life. A spacious living room with large picture windows fills the home with natural light, while the adjoining dining area flows seamlessly into a chef-inspired kitchen featuring ample cabinetry, updated countertops, and sleek stainless steel appliances. Gleaming hardwood floors add warmth and elegance throughout. Upstairs, you'll find three generous bedrooms, including a serene primary suite with a private two-piece ensuite and a beautifully appointed main bath. The lower level offers incredible versatility with a fourth bedroom, a cozy second living room with a fireplace, a contemporary full bathroom, and plush carpeting that adds comfort. This home also features thoughtful upgrades throughout, including stylish lighting and hardware, aggregate concrete driveway and patio, updated basement windows, custom California Closets, and central air conditioning to keep you comfortable year-round. Perfectly situated



close to top-rated schools, parks, public transit, and shopping, this is a rare opportunity to own a truly turnkey home in a prime family-friendly community.

Built in 1958

**Essential Information**

MLS® #	A2223203
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,517
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	48 Hobart Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3K1

**Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Closet Organizers, Double Vanity, Soaking Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Rubber
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.