$669,900 - 44 Hillgreen Place Sw, Calgary
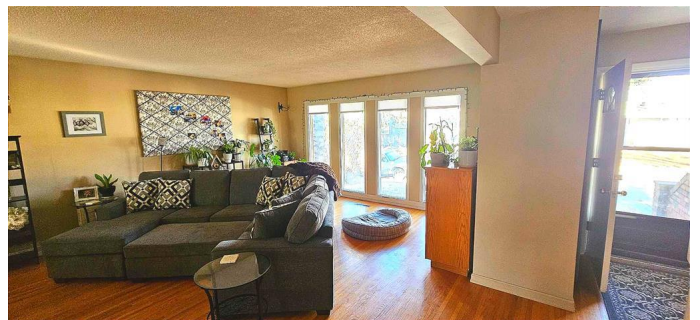
MLS® #A2203064

$669,900

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-developement opportunity, including potential for a laneway home (purchasers would be required to apply for, and receive any and 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	$669,900
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	Off Street, Parking Pad

Interior

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

Exterior

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

Additional Information

Date Listed   March 22nd, 2025
Days on Market   40
Zoning   R-CG

Listing Details

Listing Office   Greater Calgary Real Estate