

# \$849,900 - 65 Hamlet Road Sw, Calgary

MLS® #A2223837

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,134 sqft

Residential on 0.13 Acres

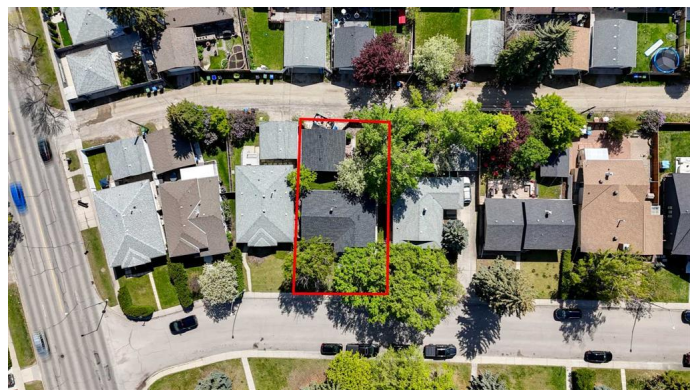
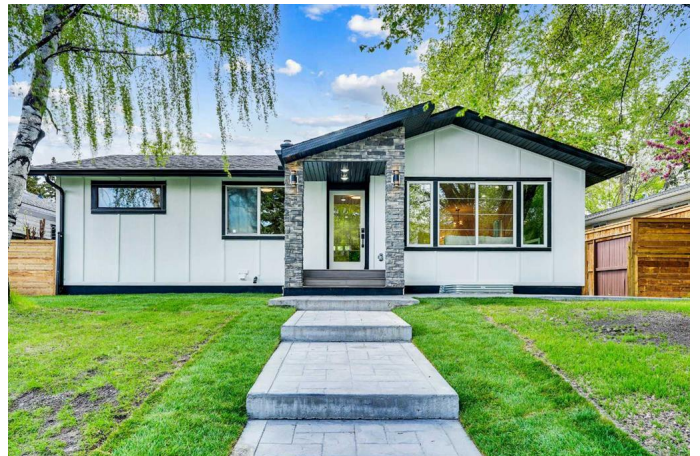
Haysboro, Calgary, Alberta

This home has undergone a full transformation â€” taken down to the studs and rebuilt with (CITY PERMITS)brand-new everything. No detail was overlooked. From the electrical and plumbing systems to the insulation, drywall, flooring, kitchen, bathrooms, and fixtures, windows, soffit, fascia, stucco, roofâ€” everything is newly installed with high-quality materials and expert craftsmanship. It's essentially a brand-new home within the original frame, offering modern style, modern front elevation updated functionality, and peace of mind for years to come.

The main level features high-end engineered hardwood flooring, modern lighting, and a show-stopping kitchen complete with a waterfall island, sleek cabinetry, and glass railing. Large windows flood the space with natural light, and the living room boasts a stunning fireplace wall wrapped in a full slab of quartz and finished with designer tile â€” a true statement piece.

There are two bedrooms and two full bathrooms on the main floor. The elegant primary suite offers a luxurious 5-piece ensuite with a freestanding tub, custom shower, floor-to-ceiling mirrors, and a custom walk-in closet with built-in shelving.

The fully finished basement includes two large Bedrooms and 4pcs Bathroom Designed for Guests & Entertaining, one bedroom with a



walk-in closet, a beautiful wet bar with wine fridge, and a spacious recreation area featuring an upgraded entertainment wall with electric fireplace and premium carpeting. Laundry is conveniently located downstairs.

Outside, enjoy a High ceiling newly built double detached insulated garage (on a old foundation) , newly finished stucco exterior, fresh sod in the yard, and brand-new stamped concrete pathways at the front and side “ perfectly complementing the upscale finishes of the home.

Located close to schools, shopping, transit, and all amenities, this home offers the best of modern luxury living in a mature and sought-after neighborhood.

Call your favourite Realtor® today to schedule your private showing!

Built in 1960

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223837    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,134       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 65 Hamlet Road Sw |
| Subdivision | Haysboro          |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2V 3C9 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar               |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 2                                                                                                        |
| Fireplaces        | Electric, Living Room, Recreation Room                                                                   |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard                        |
| Lot Description   | Back Lane, Back Yard                |
| Roof              | Asphalt Shingle                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | R-CG           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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