

# \$649,900 - 321 Haddon Road Sw, Calgary

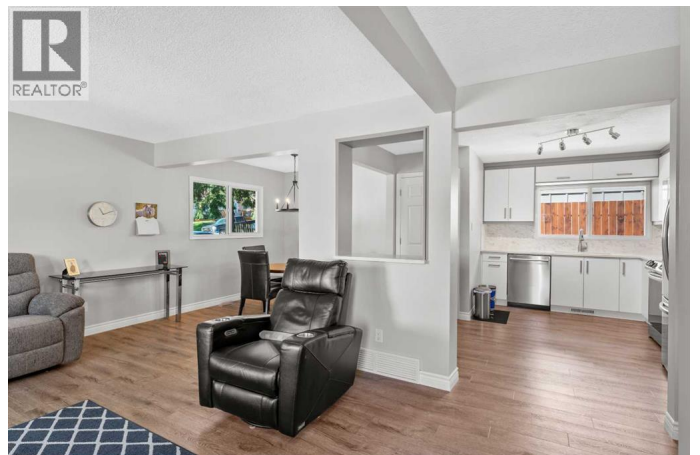
MLS® #A2236514

**\$649,900**

3 Bedroom, 1.00 Bathroom, 1,041 sqft  
Single Family on 0.12 Acres

Haysboro, Calgary, Alberta

Introducing 321 Haddon Road SW! This beautifully updated bungalow is situated on a desirable corner lot in the well-established community of Haysboro. Surrounded by tall, mature trees, the property offers a serene and private atmosphere. In the hot summer months, the trees not only provide much needed shade and privacy for outdoor gatherings, but it also helps keep the home cool in the summer heat. The exterior has been well maintained with recent updates including the roof (2019), gutters (2024), and eavestroughs (2024). As we step inside the home, we will find that the home has been thoughtfully renovated with great attention to detail. The kitchen (2024-2025) features brand-new, never-before-used appliances, pull-out spice racks, and a convenient pull-out pantry. The 5-piece bathroom (2024-2025) includes a double vanity with generous storage, a new bathtub with custom tilework, and finishing it off with a charmingly designed frosted window. The basement offers great potential, highlighted by a cozy wood-burning fireplace. Additional recent upgrades include a Samsung washer and dryer (2021), a high-efficiency furnace and ductwork (2023), and a hot water heater (2023). With just a 7-minute walk to Southland Station, making downtown commuting quick and convenient. Nearby amenities such as Walmart, Canadian Tire, and Southcentre Mall add to the everyday convenience. This home is a wonderful choice for families, first-time buyers,



or anyone seeking comfort, privacy, and a great location in one of Calgary’s most welcoming communities. (id:6289)

Built in 1959

**Essential Information**

Listing #	A2236514
Price	\$649,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,041
Acres	0.12
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	321 Haddon Road Sw
Subdivision	Haysboro
City	Calgary
Province	Alberta
Postal Code	T2V2Z4

**Amenities**

Amenities	Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Other, Parking Pad

**Interior**

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Basement                      Separate entrance

## Exterior

Exterior                      Concrete, Vinyl siding

Construction              Poured concrete

Foundation                Poured Concrete

## Listing Details

Listing Office              Real Broker



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