

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

MLS® #A2236514

**\$649,900**

3 Bedroom, 1.00 Bathroom, 1,041 sqft

Residential on 0.12 Acres

Haysboro, Calgary, Alberta

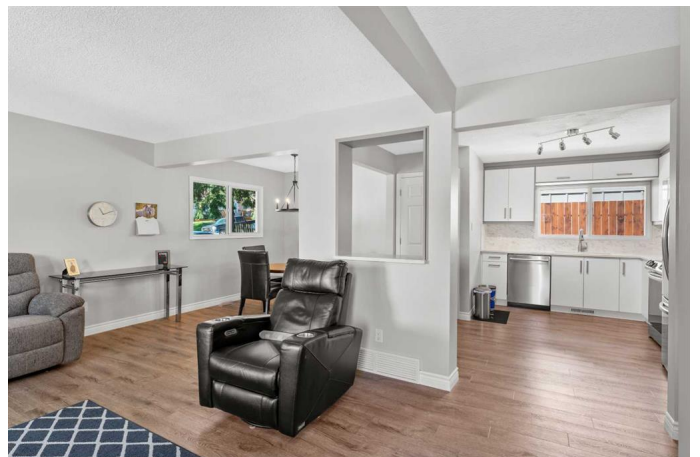
Introducing 321 Haddon Road SW!

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.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236514    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,041       |
| Acres          | 0.12        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 321 Haddon Road Sw |
| Subdivision | Haysboro           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2V 2Z4            |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Quartz Counters, Separate Entrance, Chandelier         |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, High Efficiency                                             |

|                 |                                  |
|-----------------|----------------------------------|
| Cooling         | None                             |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Basement, Wood Burning           |
| Has Basement    | Yes                              |
| Basement        | Full, Unfinished, Exterior Entry |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Many Trees |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Vinyl Siding                       |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 74             |
| Zoning         | R-CG           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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