\$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 High Efficiency, Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces

Fireplaces Basement, Wood Burning

1

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

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 121

Zoning R-CG

Listing Details

Listing Office Real Broker

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