

# \$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

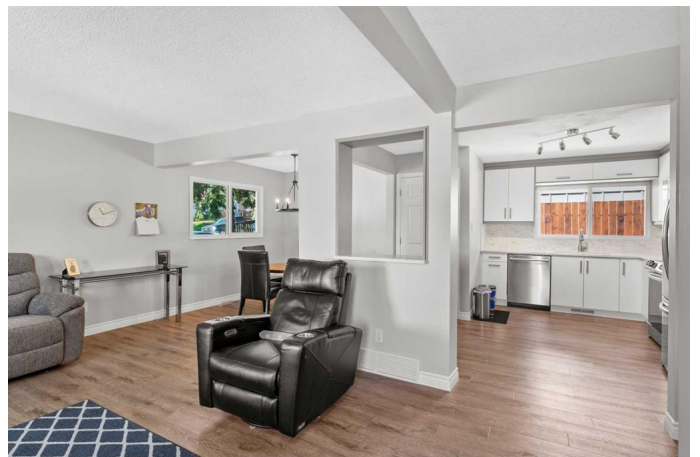
Introducing 321 Haddon Road SW!

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	72
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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