



GRASSROOTS
REALTY GROUP

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321 Haddon Road SW
Calgary, Alberta

MLS # A2331417



\$565,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Quartz Counters		

Inclusions:	N/A
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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.