



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

41 Haddock Road SW
Calgary, Alberta

MLS # A2350622



\$598,500

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Pantry		

Inclusions:	N/A
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Exceptional Redevelopment Opportunity in West Haysboro! An outstanding opportunity for investors, builders, and developers in the highly sought-after community of Haysboro. This property offers over 2,000 sq. ft. of total living space, featuring 4 bedrooms, 2 bathrooms, a den, and a recreation room. The existing home has benefited from recent upgrades, including a new furnace and hot water tank, making it an attractive holding property while exploring future development possibilities. Enjoy a convenient location just a 3-minute walk to CBE Eugene Coste School and STEM Innovation Academy. Whether you are looking to invest, renovate, or plan for future redevelopment, this property offers excellent potential in an established Calgary community. A fantastic opportunity to secure a property with future redevelopment potential, subject to applicable zoning regulations, municipal approvals, and permitting requirements.