

\$700,000 - 320 Haddon Road Sw, Calgary

MLS® #A2239170

\$700,000

4 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.14 Acres

Haysboro, Calgary, Alberta

This well-maintained bi-level in established Haysboro is tailor-made for investors, multigenerational households, or anyone seeking flexible living space. Two spacious bedrooms and a full bathroom— with an oversized jetted tub— grace the sun-filled main floor, while the lower level offers another two generous bedrooms, a second full bathroom, and its own kitchen space— perfect for extended family or a future suite (subject to city approval). Large windows on both levels keep every room bright, and the list of recent upgrades— including windows, roof, hot water tank, electrical, and furnace— means major expenses are already covered. You can move in and enjoy! Thoughtful exterior details elevate the home—™s charm and functionality: new lighted posts add curb appeal and evening ambiance the irrigation system makes the front yard—™s maintenance a breeze, while a newly poured concrete sidewalk leads to a stunning new composite deck complete with elegant aluminum railings— ideal for summer dinners and morning coffee. The backyard is a true retreat, featuring perennials, a fountain, and even strawberries and raspberries. A newer fence frames the oversized, sun-filled yard, and an oversized single garage adds valuable storage or workshop potential. Security-conscious buyers will appreciate added peace of mind with features like exterior lighting, motion sensors, video door intercom and secure entry points. This location offers



unbeatable convenience, with quick access to four major roads—Macleod Trail, Southland Drive, Heritage Drive, and 14th Street—making commuting a breeze. You™re also minutes from many major amenities including Walmart, Superstore, Rona, Canadian Tire and a wide variety of restaurants and retail. Positioned just steps from Southland CTrain, an off-leash dog park, and a brand-new playground, this property delivers exceptional urban access and lifestyle appeal. Whether you're looking to generate rental income, host multiple generations under one roof, or settle into a family-friendly neighborhood, this Haysboro home checks every box.

Built in 1965

Essential Information

MLS® #	A2239170
Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	320 Haddon Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2Z3

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Granite Counters, Vinyl Windows, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	54
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.