

**320 Haddon Road SW**  
**Calgary, Alberta**

**MLS # A2239170**



**\$700,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Haysboro                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bi-Level                                                                 |               |                   |
| <b>Size:</b>     | 1,030 sq.ft.                                                             | <b>Age:</b>   | 1965 (60 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached                                                   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed, Underground S |               |                   |

|                    |                                                 |                   |      |
|--------------------|-------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Laminate, Tile                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Vinyl Windows, Wired for Data |                   |      |

**Inclusions:** Fountain and related equipment, Security Cameras and their wiring

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.