



GRASSROOTS
REALTY GROUP

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9 HOLDEN Road SW
Calgary, Alberta

MLS # A2225794



\$639,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	21-23-1-W5
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Stone Counters		

Inclusions: N/A

Welcome to this truly unique bungalow on a mature, treed lot, and ideally situated just steps away from the CTrain. This charming home features an oversized tandem double detached garage with rare drive-through access to the back lane, perfect for car enthusiasts, hobbyists, RV or boat storage, or simply extra parking flexibility. Ideally located just minutes from Heritage Park, Rockyview Hospital, Chinook Mall, and steps to parks, schools, restaurants, and major commuting routes. The home sits in one of Calgary's most connected and evolving neighbourhoods with the upcoming Glenmore Landing Redevelopment set to bring exciting new residential, shopping, and dining amenities just minutes away. Planned Haysboro CTrain Storage Facility Expansion will enhance Red Line LRT service, supporting improved transit access and long-term city growth. Step inside to a warm and inviting east-facing living room that's flooded with natural light from oversized front windows. A stunning brick wood-burning fireplace with custom wood built-ins on both sides creates a cozy, timeless focal point. The main level features two spacious bedrooms and a full 4-piece bathroom. Downstairs, a partially finished basement offers a massive recreation space, a second beautiful brick fireplace, an additional 3rd bedroom, 3-piece bathroom, and tons of storage with built-in shelving. The west-facing backyard is a private oasis complete with a large entertaining deck, and covered patio (25'10" x 14'11") perfect for summer BBQs and sunset evenings. This lovingly maintained home is full of original charm and character, offering incredible potential for modern updates or a full renovation. Whether you're an investor, renovator, or buyer looking to personalize your forever home, this property is a must-see!

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