



GRASSROOTS
REALTY GROUP

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**320 Haddon Road SW
Calgary, Alberta**

MLS # A2287705



\$679,800

Division:	Haysboro		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,030 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed, Underground S		

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

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

Welcome to this updated and incredibly versatile bi-level in the heart of established Haysboro — a home designed to adapt to your lifestyle. With four bedrooms and two full bathrooms, this layout offers exceptional flexibility for investors, multigenerational living, or homeowners who simply want space with options. The sun-filled main floor features two spacious bedrooms and a full updated bathroom complete with an oversized jetted tub. Downstairs, you’ll find two additional generous bedrooms, a second full bathroom, and a separate kitchen area — ideal for extended family or future suite potential (subject to City approval). Large windows on both levels fill the home with natural light, making the lower level not feel like a dark basement space. Major upgrades have already been taken care of — including windows, roof, furnace, hot water tank, and electrical — offering real peace of mind and minimizing big-ticket expenses for years to come. Outside, thoughtful improvements enhance both curb appeal and everyday enjoyment. New illuminated posts create a warm welcome in the evenings, while the irrigation system keeps the front yard lush with minimal effort. A newly poured concrete sidewalk leads to a beautiful composite deck, the perfect setting for summer evenings and morning coffee! The backyard is a true retreat. Perennials, a fountain, and even strawberries and raspberries create a charming garden space you and the kids can enjoy! A newer fence surrounds the oversized, sun-filled yard, and the oversized single garage provides excellent storage, hobby space, or workshop potential. Security and comfort go hand in hand here, with exterior lighting, motion sensors, video door intercom, and secure entry points already in place. Location is where this home truly shines. With quick access to Macleod Trail, Southland Drive, Heritage

Drive, and 14th Street, commuting is effortless. You're just minutes to major amenities including Walmart, Superstore, Rona, Canadian Tire, and a wide variety of restaurants and retail. Even better — you're steps from Southland CTrain, an off-leash dog park, and a brand-new playground. Whether you're looking for income potential, room for extended family, or simply a well-located home in a mature, amenity-rich neighborhood, this Haysboro property delivers!!