



# 320 Haddon Road Calgary Alberta

\$679,800

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 ...

4pc Bathroom 8.25 Ft x 5.00 Ft

Bedroom 12.58 Ft x 16.25 Ft

Bedroom 12.17 Ft x 10.75 Ft

Kitchen 10.50 Ft x 10.08 Ft

Recreational, Games room 16.25 Ft x 12.42 Ft

4pc Bathroom 10.33 Ft x 4.92 Ft

Bedroom 10.33 Ft x 12.67 Ft

Dining room 10.33 Ft x 9.08 Ft

Kitchen 10.33 Ft x 9.92 Ft

Living room 15.58 Ft x 20.08 Ft

Primary Bedroom 11.92 Ft x 16.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca