



41 Haddock Road Calgary Alberta

\$574,500

Exceptional Redevelopment Opportunity in West Haysboro! An outstanding opportunity for investors, builders, and developers in the highly sought-after community of Haysboro. This property offers over 2,000 sq. ft. of total living space, featuring 4 bedrooms, 2 bathrooms, a den, and a recreation room. The existing home has benefited from recent upgrades, including a new furnace and hot water tank, making it an attractive holding property while exploring future development possibilities. Enjoy a convenient location just a 3-minute walk to CBE Eugene Coste School and STEM Innovation Academy. Whether you are looking to invest, renovate, or plan for future redevelopment, this property offers excellent potential in an established Calgary community. A fantastic opportunity to secure a property with future redevelopment potential, subject to applicable zoning regulations, municipal approvals, and permitting requirements. (id:6769)

3pc Bathroom 8.08 Ft x 6.50 Ft

Bedroom 12.58 Ft x 15.50 Ft

Den 8.25 Ft x 9.25 Ft

Recreational, Games room 23.67 Ft x 18.75 Ft

Furnace 12.83 Ft x 14.17 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Bedroom 12.58 Ft x 12.00 Ft

Bedroom 11.33 Ft x 8.08 Ft

Dining room 13.08 Ft x 8.33 Ft

Kitchen 12.67 Ft x 12.50 Ft

Living room 13.25 Ft x 12.75 Ft

Other 5.33 Ft x 3.08 Ft

Bedroom 7.67 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.neillauzon.com/>

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