

\$669,000 - 3 Holden Road Sw, Calgary

MLS® #A2210062

\$669,000

3 Bedroom, 3.00 Bathroom, 1,016 sqft
Residential on 0.15 Acres

Haysboro, Calgary, Alberta

*****OPEN HOUSE SAT APRIL 121:30-3:30
PM & SUNDAY APRIL**

13.....2-4PM***INCREDIBLE
HAYSBORO BUNGALOW ON A HUGE
CORNER LOT WITH OVERSIZED DOUBLE**

DETACHED GARAGE & RV PARKING** This charming character home has many updates. Step inside and you will see it has gorgeous hardwood flooring, open dining area, large living room with built in wall unit, gas fireplace with stone accent and wood mantle, large newer living room windows pouring in lots of natural light. The updated kitchen features quartz countertops, custom cabinetry, stainless steel appliances. Main floor also features a spacious master bedroom with updated 3 piece ensuite and walk-in closet, as well as a second bedroom on the main and a 4 piece bath. The developed basement includes a large rec room, laundry room, additional bedroom, bathroom, and flex room. Main floor patio doors lead you out to a huge, west exposed backyard and deck that's great for those summertime bbq's with a gas line already in place. The backyard has a spacious concrete pad to park your RV or extra vehicles with lane access along with an oversized double detached heated garage with separate furnace. The mature trees at the front of the home provide great curb appeal and privacy. A must see with quick access to shopping, transit, and key routes around town including a short 5 minute walk to Heritage Park! The roof, hot water tank, furnace, gas fireplace are all



still in great condition and most windows have been replaced.Book your showing today!!!

Built in 1959

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210062 |
| Price | \$669,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,016 |
| Acres | 0.15 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3 Holden Road Sw |
| Subdivision | Haysboro |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 3E7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Boat, Double Garage Detached, Parking Pad, RV Access/Parking, RV Gated, RV Carport |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|-----------------|----------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 4 |
| Zoning | H-GO |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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