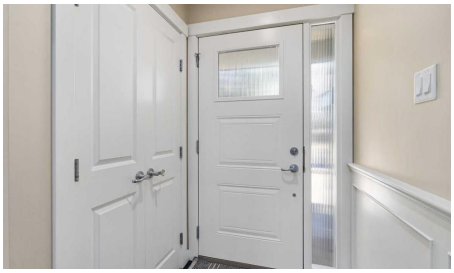
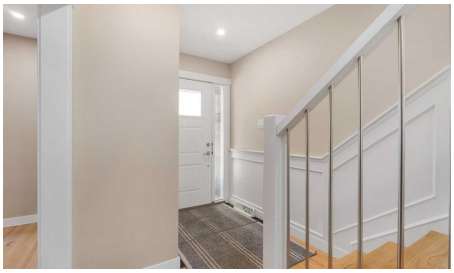
23 Hamlet Road SW

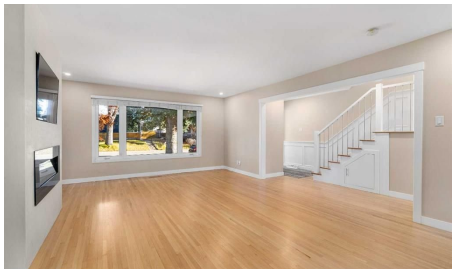
Calgary | Active | MLS® A2356736

$725,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1959**	**1,367 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Stunning, fully-updated home in popular West Haysboro! If you’re looking for turnkey, this is the one! Lovely curb appeal with newer charcoal-coloured exterior paint (2023) and a pop of fresh green on the front door to welcome you! Step into the foyer and experience all this home has to offer. Gorgeous natural oak hardwood flooring graces the main and upper levels. Fresh paint, upgraded millwork and recessed pot lights throughout. Spectacular living room with newer electric fireplace (2024) and huge window overlooking the front yard. Spacious dining area. Superb kitchen with loads of sparkling white cabinets, granite countertops, and some newer appliances (stove 2022, microwave 2026). A few steps up to the bedroom level reveals a generous primary bedroom and two additional bedrooms, along with a renovated main bath with a deep tub. Fabulous lower level with incredible family room featuring another electric fireplace, newer 3-piece bathroom (2019), and large laundry room. Massive crawl space for endless storage accessible from family room. All mechanicals have been upgraded: new furnace (2026), new hot water tank (2026), newer A/C (2022), newer electrical including 200 amp rough-in for hot tub (2019). Step out the back door and enjoy the stunning west-facing back yard with magnificent elder tree, expansive deck, privacy screen and low-maintenance landscaping. It’s like your very own urban oasis! Looking for the ultimate garage? How about oversized (26x24) and heated with a workshop and a new roof (2023)! This home really does have it all, and it’s located on a quiet street just steps to transit and shops. With great schools and a central location, West Haysboro is a wonderful place to call home. Honestly … just pack your bags and move on in!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356736
Bedrooms	3
Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 Level Split
Total Living Area:	1,367 sq. ft.
Main Level Finished Area:	762 sq. ft.
Upper Level Finished Area:	605 sq. ft.
Below Grade Finished Area:	530 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'
Front Exposure:	East
Levels:	3 Level Split
Total Rooms Above Grade:	6
Year built:	1959 (Age: 67)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9131HP
Heating:	Forced Air, Natural Gas
Basement:	Partial, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Electric, Family Room, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, Workshop in Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Haysboro
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	TVs, mounting brackets and electric fireplaces in living room and family room; shelving units in family room and garage
Restrictions:	None Known
Main Floor	Living Room · 20'8" × 15'2" ·
Main Floor	Dining Room · 12'7" × 9'4" ·
Main Floor	Kitchen · 12'10" × 12'1" ·
2nd Floor	Bedroom - Primary · 15'4" × 11'9" ·
2nd Floor	Bedroom · 12'10" × 9'10" ·
2nd Floor	Bedroom · 11'8" × 8' ·
Lower Level	Family Room · 15'4" × 13'10" ·
Lower Level	Laundry · 10'1" × 5'7" ·

Lower Level	Furnace/Utility Room · 7'11" × 6'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Storage
Exterior Features:	Private Yard, Rain Barrel/Cistern(s)
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/23-hamlet-road-sw-calgary-a2356736/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.