41 Haddock Road SW

Calgary | Active | MLS® A2350622

$549,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1958**	**1,043.74 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350622
Bedrooms	4
Bathrooms	2
Year Built	1958
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:	Bungalow
Total Living Area:	1,043.74 sq. ft.
Main Level Finished Area:	1,043.74 sq. ft.

Below Grade Finished Area:	971.84 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	15'2 7/8 "
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1958 (Age: 68)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4704HL
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Haysboro
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 12'7" × 12' ·
Main Floor	Bedroom · 11'4" × 8'1" ·
Main Floor	Dining Room · 13'1" × 8'4" ·
Main Floor	Kitchen · 12'8" × 12'6" ·
Main Floor	Living Room · 13'3" × 12'9" ·
Main Floor	Mud Room · 5'4" × 3'1" ·
Main Floor	Bedroom · 7'9" × 7'8" ·
Basement	Bedroom · 15'6" × 12'7" ·
Basement	Den · 9'3" × 8'3" ·
Basement	Game Room · 23'8" × 18'9" ·
Basement	Furnace/Utility Room · 14'2" × 12'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, Pantry

Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/41-haddock-road-sw-calgary-a2350622/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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