# \$599,900 - 53 Hollyburn Road Sw, Calgary

MLS® #A2236134

# \$599,900

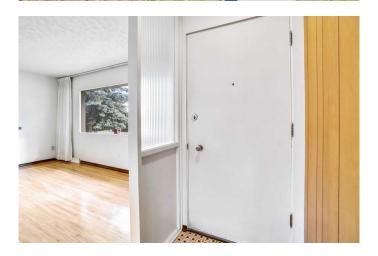
4 Bedroom, 2.00 Bathroom, 1,088 sqft Residential on 0.11 Acres

Haysboro, Calgary, Alberta

First time on the market! This is an incredible opportunity for first-time homeowners to make it their own or for investors seeking a profitable renovation project. Situated on a quiet street in the highly desirable, family-friendly community of Haysboro, this charming mid-century bungalow offers 2.073 sq. ft. of living space, central A/C, and a large south-facing backyardâ€"an absolute RARE find! Just steps from the local elementary school, community centre, outdoor rink, and a large park, the location couldn't be better. Inside, you'll find a bright and spacious living room with an electric fireplace feature, an adjacent dining room, and a kitchen with a cozy eating area, solid wood cabinetry, and a sunny south-facing window overlooking the backyard. Original hardwood floors continue through the three generously sized main-floor bedrooms, complemented by a full 4-piece bathroom. A separate rear entrance leads to the fully finished basement with a large rec room, a fourth bedroom, 3-piece bathroom, cold storage, and a spacious laundry room. The oversized single detached garage with back lane access provides space for a workshop area, while still leaving plenty of backyard space to enjoy the summer days, with a full clothes line, large veggie garden and mature tree for shade.. Lovingly maintained over the years, this home is ready for its next chapter and offers endless potential to update and create your ideal living space. Located close to Elbow Drive and transit,







Rockyview Hospital, Glenmore Reservoir and the restaurants and shopping of MacLeod Trail, the location is perfect and this home won't last long!

#### Built in 1958

#### **Essential Information**

MLS® # A2236134 Price \$599,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 1,088
Acres 0.11
Year Built 1958

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 53 Hollyburn Road Sw

Subdivision Haysboro
City Calgary
County Calgary
Province Alberta
Postal Code T2V 3H2

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features No Smoking Home, Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave

Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 6th, 2025

Days on Market 6

Zoning R-CG

# **Listing Details**

Listing Office MaxWell Capital Realty

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