

# \$649,000 - 11 Hollyburn Road Sw, Calgary

MLS® #A2229225

## \$649,000

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 0.11 Acres

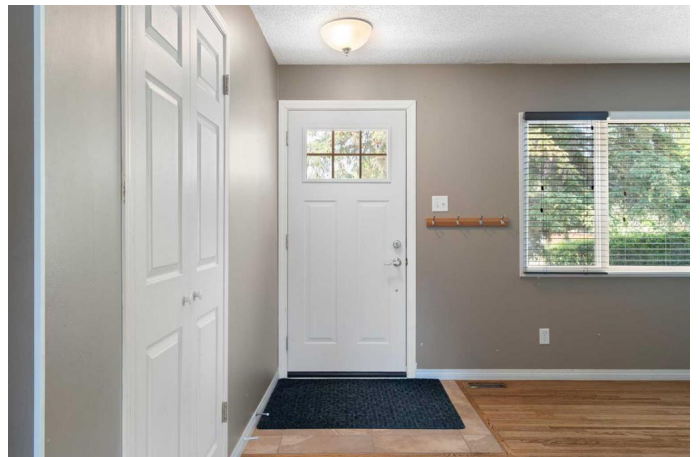
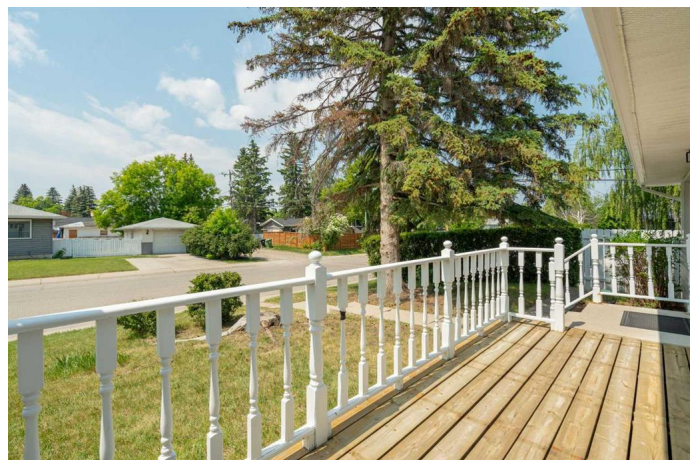
Haysboro, Calgary, Alberta

Welcome to this charming and move-in ready bungalow in the heart of Haysboro—a highly sought-after, family-friendly community known for its central location and excellent amenities.

This well-maintained 3+1 bedroom, 2 bathroom home offers the perfect blend of comfort, functionality, and space to grow. Step onto the welcoming front porch and into a bright, tile-floored foyer that leads into the spacious open-concept living and dining area. Gleaming hardwood floors run throughout the main level, adding warmth and character. The cozy gas fireplace becomes a natural focal point, making this space ideal for relaxing or hosting gatherings.

The kitchen is both practical and cheerful, with plenty of cabinet and counter space, a gas stove, and a dedicated pantry area. There's also extra room for a breakfast table or additional storage, making it a flexible space for everyday living. The main level offers three generous bedrooms, all with hardwood flooring and great natural light. The full 4-piece bathroom features updated fixtures and a tub/shower combo, providing a fresh and functional space for the whole family.

Downstairs, the fully developed basement expands your living space with a large recreation area, a separate family/media room, a fourth bedroom, and a 3-piece bathroom—perfect for guests, older kids, or a home office setup. The large utility/laundry room includes quality Maytag appliances and offers ample space for storage or hobbies.



Outside, youâ€™ll love the oversized backyardâ€”ideal for entertaining, gardening, or simply enjoying Calgaryâ€™s sunny days. A raised deck, storage area, and gated RV or boat parking offer flexibility and convenience. The double detached garage provides even more storage and workshop potential. Located close to schools, shopping, Rockyview Hospital, Glenmore Reservoir, and major commuter routes, this home offers exceptional value in one of Calgaryâ€™s most accessible and established neighbourhoods. A rare find in such great conditionâ€”donâ€™t miss your chance to make it yours!

Built in 1958

**Essential Information**

MLS® #	A2229225
Price	\$649,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.11
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	11 Hollyburn Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3H2

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Laminate Counters, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 9th, 2025
Days on Market	11
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
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