

# \$579,900 - 53 Hollyburn Road Sw, Calgary

MLS® #A2236134

**\$579,900**

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 backyard—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          | \$579,900   |
| 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 | 19             |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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