

# \$639,000 - 9 Holden Road Sw, Calgary

MLS® #A2225794

**\$639,000**

3 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Welcome to this truly unique bungalow on a mature, treed lot, and ideally situated just steps away from the CTrain. This charming home features an oversized tandem double detached garage with rare drive-through access to the back lane, perfect for car enthusiasts, hobbyists, RV or boat storage, or simply extra parking flexibility. Ideally located just minutes from Heritage Park, Rockyview Hospital, Chinook Mall, and steps to parks, schools, restaurants, and major commuting routes. The home sits in one of Calgary's most connected and evolving neighbourhoods with the upcoming Glenmore Landing Redevelopment set to bring exciting new residential, shopping, and dining amenities just minutes away. Planned Haysboro CTrain Storage Facility Expansion will enhance Red Line LRT service, supporting improved transit access and long-term city growth.

Step inside to a warm and inviting east-facing living room that's flooded with natural light from oversized front windows. A stunning brick wood-burning fireplace with custom wood built-ins on both sides creates a cozy, timeless focal point.

The main level features two spacious bedrooms and a full 4-piece bathroom. Downstairs, a partially finished basement offers a massive recreation space, a second beautiful brick fireplace, an additional 3rd bedroom, 3-piece bathroom, and tons of storage with built-in shelving.



The west-facing backyard is a private oasis complete with a large entertaining deck, and covered patio (25'10" Ã— 14'11") perfect for summer BBQs and sunset evenings. This lovingly maintained home is full of original charm and character, offering incredible potential for modern updates or a full renovation. Whether you're an investor, renovator, or buyer looking to personalize your forever home, this property is a must-see!

Built in 1958

**Essential Information**

MLS® #	A2225794
Price	\$639,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9 Holden Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3E7

**Amenities**

Parking Spaces	5
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Drive Through, Driveway, Garage Door Opener, Garage Faces Side

# of Garages 2

### Interior

Interior Features Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Stone Counters

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Brick Facing, Family Room, Wood Burning

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Landscaped, Many Trees, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Metal Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 9th, 2025

Days on Market 6

Zoning R-CG

### Listing Details

Listing Office Legacy Real Estate Services

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