

# \$739,900 - 51 Holden Road Sw, Calgary

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MLS® #A2254575

**\$739,900**

3 Bedroom, 2.00 Bathroom, 1,148 sqft  
Residential on 0.15 Acres

Haysboro, Calgary, Alberta

This one-of-a-kind character bungalow with 2000 Sf of developed living space and oversized single detached garage is perfectly situated in the highly sought-after community of West Haysboro. If you're looking for a home that truly makes an impression, this is the one.

Set on a massive, treed lot with both front and back lane access, the property boasts expansive front and rear decks, ideal for relaxing or entertaining.

Inside, the main level welcomes you with double front doors leading into a spacious family room filled with natural light from the oversized windows (complete with Hunter Douglas blinds). The adjoining dining area features a vaulted ceiling and classic oak hardwood floors. The updated kitchen showcases slate tile, custom concrete countertops, a glass subway tile backsplash, a Bosch gas range, garburator, and an LG French door fridge with ice and water.

The primary suite is a true retreat, with a vaulted ceiling, skylight, spa-inspired ensuite with a deep soaker tub, and private patio doors.

The lower level expands your living space with a massive family room, a full 4-piece bathroom, a second bedroom, and an oversized third bedroom.



Out back, the west-facing yard with its full-width deck is perfect for summer gatherings.

Recent upgrades include:

Roof (2021)

Attic insulation (2018)

Skylight (2021)

Basement windows (2021)

Primary bedroom windows (2020)

All this just minutes from Glenmore Park, Chinook Mall, Heritage Park, Rockyview Hospital, 14th Street SW, and Glenmore Trail.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254575    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,148       |
| Acres          | 0.15        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 51 Holden Road Sw |
| Subdivision | Haysboro          |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2V3E7  |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 5                                |
| Parking        | Driveway, Single Garage Detached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, Skylight(s), Stone Counters                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Instant Hot Water |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                             |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stucco, Wood Frame                                        |
| Foundation        | Poured Concrete                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | R-CG                |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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