

# \$500,000 - 30 Hutton Place Sw, Calgary

MLS® #A2215864

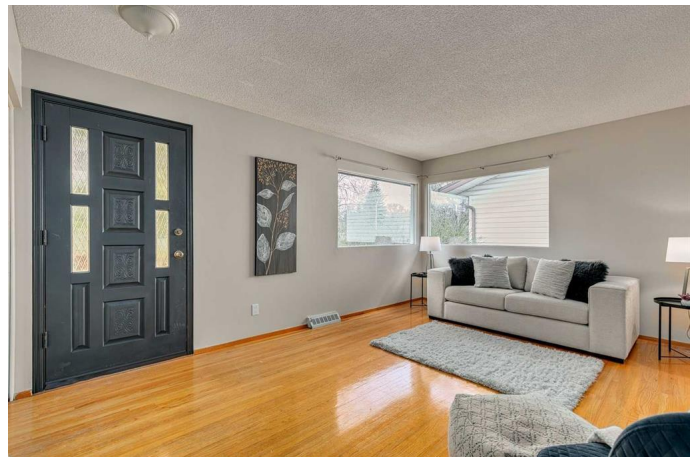
## \$500,000

4 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.13 Acres

Haysboro, Calgary, Alberta

Discover unbeatable value in this rare \$500K single-family bungalow. This well-maintained home is ideally located on a quiet cul-de-sac and sits on an oversized lot with incredible redevelopment potential - think carriage suite (legal/illegal), suited basement (legal/illegal), or a huge triple-quad garage (subject to city approval). The property features newer exterior siding, eavestroughs, and windows—including an egress window in the basement bedroom. Inside, you'll find refinished original hardwood flooring throughout most of the main floor, two large picture windows in living room, offering views of mature foliage, and three well-sized bedrooms. The updated 4-piece bathroom includes a window for natural light, while the spacious kitchen offers ample room for a dining area, space for a larger fridge in the existing niche, or potential to open the layout for a more modern, airy feel. The backyard is massive and fully fenced with a fresh coat of white paint, offering space for outdoor enjoyment or future development. A large parking pad provides plenty of off-street parking —ideal for company vehicles, RV storage. Conveniently located steps from a playground, backing onto an off-leash park, and within close proximity to the Southland C-Train station, public transit, Macleod Trail amenities, restaurants, Glenmore Reservoir, and recreation facilities. This is an exceptional value in a prime location—book your showing today!



Built in 1965

## Essential Information

MLS® #	A2215864
Price	\$500,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	30 Hutton Place Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3B6

## Amenities

Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street, On Street, Parking Pad, RV Access/Parking, See Remarks

## Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dryer, Electric Cooktop, Oven-Built-In, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

## Exterior

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

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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