

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

MLS® #A2215864

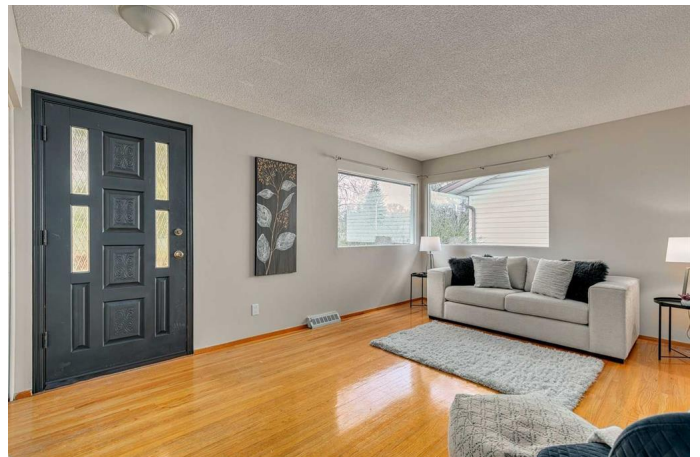
## \$500,000

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 |
|-------------------|--------------|

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| 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 | 1             |
| Zoning         | R-CG          |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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