

# \$540,000 - 134 Hanover Road Sw, Calgary

MLS® #A2265345

## \$540,000

5 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.12 Acres

Haysboro, Calgary, Alberta

Nestled on a quiet street in the heart of the well-established community of Haysboro, this charming home offers a perfect blend of comfort and convenience. With 3+2 bedrooms and thoughtful updates throughout, there's plenty of space for family living and entertaining. Inside, you'll find hardwood flooring across the main level, a bright living area, and a kitchen featuring newer, upgraded appliances. Three generous bedrooms share a well appointed 4-piece bathroom. Downstairs, the fully developed basement includes a spacious rec room with a bar and full-size fridge, plus two large bedrooms—ideal for guests or teens. Outside, enjoy a large yard with room to relax or play, complete with an RV pad and large gate, and an oversized single garage offering extra storage. Located in the highly desirable community of Haysboro, residents enjoy mature tree-lined streets, excellent schools, parks, playgrounds, and easy access to transit, major routes, and shopping amenities. It's a welcoming neighbourhood known for its community spirit and unbeatable southwest Calgary location.

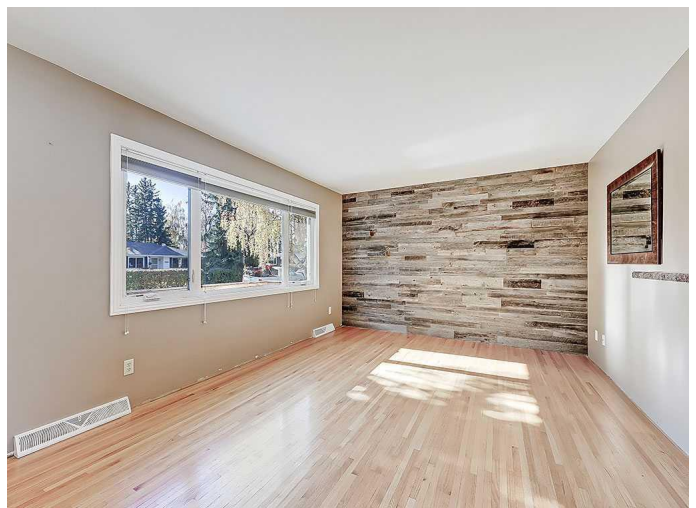
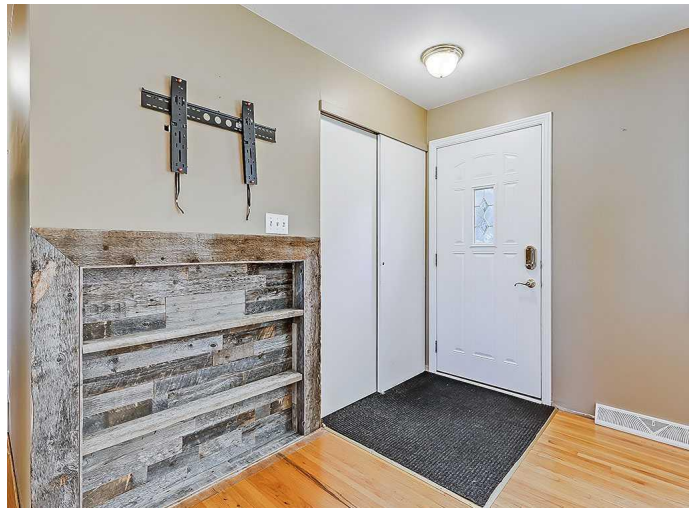
Built in 1958

## Essential Information

MLS® # A2265345

Price \$540,000

Bedrooms 5



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 996         |
| Acres          | 0.12        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 134 Hanover Road Sw |
| Subdivision | Haysboro            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2V 3J4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Open Floorplan                                                             |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                         |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

### Additional Information

Date Listed                      October 20th, 2025

Zoning                              R-CG

## **Listing Details**

Listing Office                      RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.