

1032 89 Avenue SW
Calgary, Alberta

MLS # A2318175



\$683,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Separate Entrance, Storage		

Inclusions: N/A

Location, Location, Location! This is your opportunity to own a property in the highly desirable community of Haysboro, ideally situated on the west side of the community. This generous 55' x 120' lot is directly adjacent to Haysboro Community Park and expansive green space, a rare setting that is hard to find. Lovingly maintained by the same family for many years, this charming bungalow offers over 1,800 sq. ft. of developed living space. The bright and welcoming living room features a bank of picture windows that fill the home with natural morning light. Original oak hardwood floors flow throughout the main level, which includes three spacious bedrooms, a 4-piece bathroom, and a cozy breakfast nook overlooking the private backyard. A separate rear entrance leads to the fully developed basement with a large recreation room, dry bar, laundry area, workshop, and ample storage. The flexible floor plan offers plenty of opportunity to enjoy the home as it is or renovate and customize it to suit your personal style. Outside, you'll find an oversized heated double detached garage and a substantial gravel parking pad with room for two RVs, additional vehicles, or recreational equipment. Ideally located in west Haysboro, you'll enjoy easy access to schools, parks, playgrounds, shopping, restaurants, public transit, the C-Train, Glenmore Reservoir, off-leash dog parks, and extensive walking and cycling pathways. What truly sets this property apart is its exceptional location beside a children's playground and beautiful green space, creating an extension of your own backyard. Whether you're enjoying the park, walking the dog, or simply appreciating the surrounding mature neighbourhood, this is a location that offers a lifestyle as valuable as the property itself.