

# \$750,000 - 1008 89 Avenue Sw, Calgary

MLS® #A2245841

## \$750,000

4 Bedroom, 2.00 Bathroom, 1,078 sqft  
Residential on 0.18 Acres

Haysboro, Calgary, Alberta

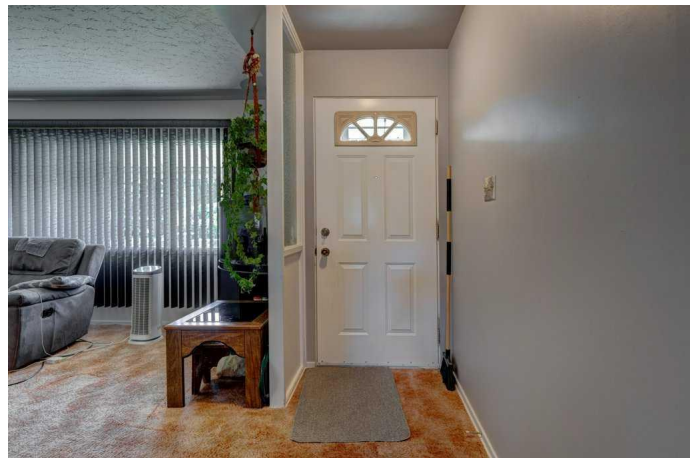
Welcome to this well-maintained 1,078 sq. ft. bungalow, ideally located in the heart of Haysboro — one of Calgary's most established and sought-after communities. Featuring 4 bedrooms, 2 full bathrooms, and a fully finished basement, this home offers comfortable living with plenty of space for families or savvy investors.

Situated on a generous 65' x 120' H-GO zoned lot, the property presents excellent potential for future multi-family development, making it an exceptional investment opportunity in an area seeing continued growth and revitalization.

The home boasts a spacious layout with a finished basement perfect for a recreation area, home office, or guest suite. Outside, you'll find an oversized double detached garage with ample room for a full-size truck, workshop space, and extra storage. The backyard is large and private, with plenty of room for a swingset, trampoline, furniture and an ample garden.

Located within walking distance to schools, parks, transit, and shopping, this property blends lifestyle, location, and long-term potential — a rare find in today's market.

Don't miss this opportunity — whether you're looking to move in, rent out, or redevelop, this one checks all the boxes.



Built in 1958

## Essential Information

MLS® #	A2245841
Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.18
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1008 89 Avenue Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0W4

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Oversized
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Oven, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

### **Additional Information**

Date Listed	August 5th, 2025
Zoning	H-GO

### **Listing Details**

Listing Office	CIR Realty
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