

# \$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

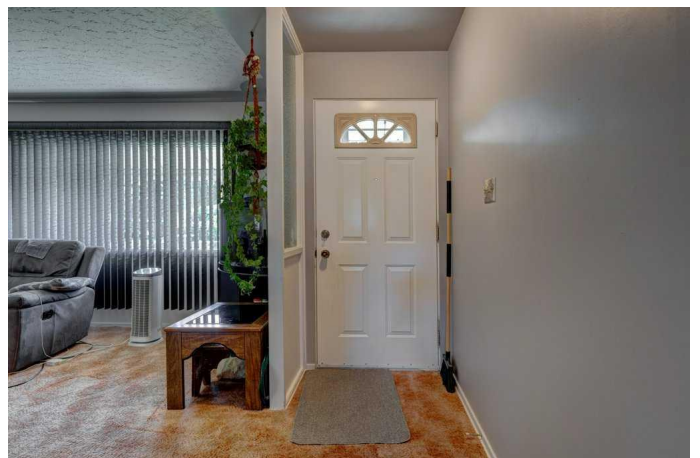
Welcome to this well-maintained 1,078 sq. ft. bungalow, ideally located in the heart of Haysboro — one of Calgary's most established and sought-after communities. Featuring 4 bedrooms, 2 full bathrooms, and a fully finished basement, this home offers comfortable living with plenty of space for families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

|                 |                                       |
|-----------------|---------------------------------------|
| 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 |
| Days on Market | 19               |
| Zoning         | H-GO             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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