



1008 89 Avenue SW, Calgary, Alberta - \$699,900



Main Photo

Property Description

****Price Improvement**** 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.

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