

\$644,900 - 1007 89 Avenue Sw, Calgary

MLS® #A2140915

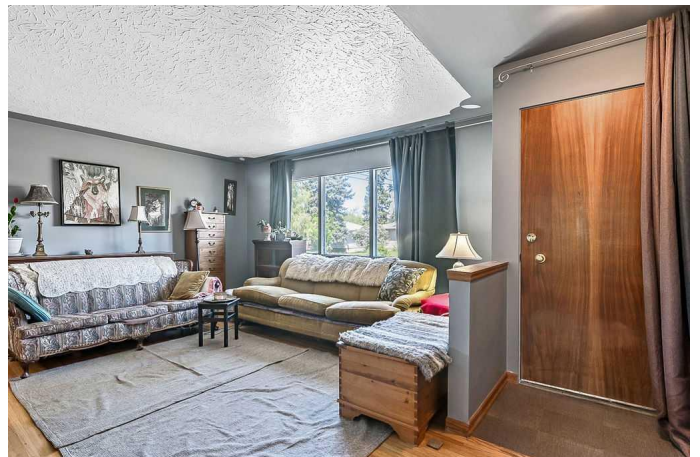
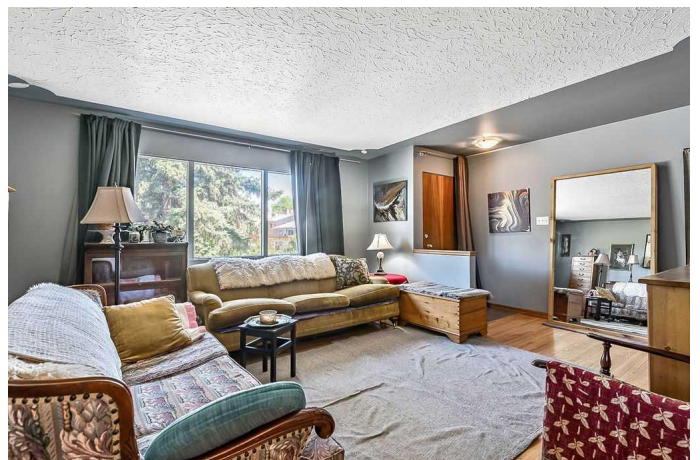
\$644,900

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.16 Acres

Haysboro, Calgary, Alberta

Perfectly located in sought-after central Haysboro, this charming bungalow on its huge lot is ready and waiting for your personal customisation - or for you to move right into this warm and inviting perfect family home. Situated in the centre of the community, this unbeatable location provides easy access to many schools, parks, c-train, shopping & amenities, playgrounds, walking & bike pathways, off-leash dog-parks, Glenmore Reservoir and much more! - many of which are within easy walking distance, with major routes around and out of the city only a 2-minute drive away. Location, location, location! Step from the private entrance into the bright and spacious living / dining area with original hardwood floors, and through to the classic kitchen with updated gas cooktop that overlooks the expansive, fully fenced, private, South facing back yard, with lane access. Follow the hallway down to the spacious primary bedroom that's bathed in dappled sunlight through the trees - you will struggle to remember you're in the city when you wake in the mornings! The main floor is rounded off with two further roomy bedrooms and a comfortable family bathroom. The recently developed basement, complete with large family room and rec room, provides a fourth bedroom (window does not meet egress) and full bathroom, along with a large storage room and further storage in the spacious laundry room too! It's the perfect spot to raise a family and, with the basement



accessible from the back yard, it could easily be suited to provide help with the mortgage. Haysboro has proven to be one of the most desirable communities in recent years by developers and homebuyers alike, keen to enjoy the timeless well-established community and easy, convenient lifestyle it provides. Bonus features: newer roof, furnace & h/w tank and some newer windows! Call your favourite Realtor and imagine yourself living here – and get ready to fall in love

Built in 1959

Essential Information

MLS® #	A2140915
Price	\$644,900
Sold Price	\$690,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1007 89 Avenue Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0W5

Amenities

Parking Spaces	5
Parking	Double Garage Detached

Interior

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

Exterior

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

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 19th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Keyhole Real Estate
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