



**1032 89 Avenue SW
Calgary, Alberta**

MLS # A2318175



\$727,000

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! Attention investors, builders, and developers: this is your opportunity to secure a prime redevelopment 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. This rare offering combines redevelopment potential with an exceptional setting that is seldom found. Imagine stepping outside your door to open green space, mature trees, and a playground just steps away. This is an ideal location for families today and a tremendous opportunity for the future. Lovingly maintained by the same family for many years, this charming bungalow offers over 1,800 sq. ft. of developed living space. Step inside to discover a bright and welcoming living room highlighted by a bank of picture windows that flood the home with natural morning sunlight. Original oak hardwood floors flow throughout the main level, which features 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, complete with a large recreation room, dry bar, laundry area, workshop, and ample storage space. The flexible floor plan offers a variety of possibilities, including a live-up/rent-down arrangement, renovation project, or future redevelopment opportunity. Outside, you'll find an oversized heated double detached garage along with a substantial gravel parking pad large enough to accommodate two RVs, additional vehicles, or recreational equipment. Parking and storage are certainly not an issue here. While the home has been meticulously cared for over the years, it presents an excellent opportunity for those looking to renovate, customize, or build their dream home on a premium lot. Move in and

enjoy as-is, update to suit your personal style, or take advantage of the redevelopment potential in this sought-after location. Ideally situated on the west side of 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. Major roadways provide quick access throughout the city while maintaining the quiet charm of this established and highly desirable neighbourhood. What truly sets this property apart is its unique location beside a children's playground and beautiful green space, creating an extension of your own backyard. Whether you're watching children play, enjoying a walk with the dog, or planning your future dream home, this is a location that offers a lifestyle as valuable as the property itself.