



1306 87 Avenue SW
Calgary, Alberta

MLS # A2321347



\$699,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,135 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Gardening tools in shed, two storage cabinets downstairs

CHECK OUR 24/7 Virtual Open House! Opportunity knocks in the established southwest Calgary community of Haysboro! Whether you're searching for a move-in-ready home, an income-generating property, or a future redevelopment opportunity, this versatile property offers exceptional flexibility and long-term potential. Set on a large 69' x 118' lot with both front and rear alley access, the property provides excellent usability today and exciting possibilities for the future. The main floor features beautiful hardwood flooring, three spacious bedrooms, a bright kitchen, a dedicated dining area, and a well-appointed 4-piece bathroom. Large windows throughout the home bring in plenty of natural light, creating a warm and inviting feel across the main living spaces. Downstairs, the legal 1-bedroom basement suite offers added value and flexibility, complete with a generous bedroom, 4-piece ensuite bathroom, and ample storage. Whether used for rental income, extended family, multi-generational living, or private guest accommodations, this space is a major asset. Outside, the double detached heated garage provides secure parking and additional storage, while the convenient alley access makes day-to-day use simple and functional. Investors, builders, and developers will also appreciate the redevelopment potential offered by the level lot and desirable location. Situated in sought-after Haysboro, you'll enjoy close proximity to schools, parks, shopping, transit, and major roadways, all within one of Calgary's most established and well-connected neighbourhoods. A rare opportunity to own a property that combines immediate functionality, income potential, and future upside in a fantastic location.