

\$699,900 - 1008 89 Avenue Sw, Calgary

MLS® #A2245841

\$699,900

4 Bedroom, 2.00 Bathroom, 1,078 sqft
Residential on 0.18 Acres

Haysboro, Calgary, Alberta

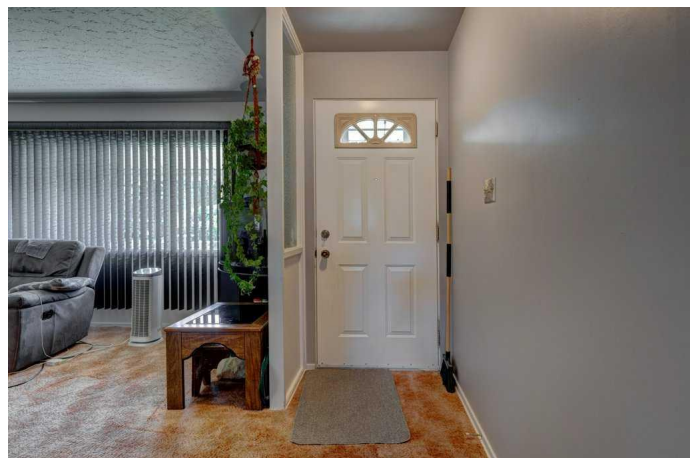
****Price Improvement**** Welcome to this well-maintained 1,078 sq. ft. bungalow, ideally located in the heart of Haysboro — one of Calgary's most established and sought-after communities. Featuring 4 bedrooms, 2 full bathrooms, and a fully finished basement, this home offers comfortable living with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

Built in 1958

Essential Information

MLS® #	A2245841
Price	\$699,900
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	32
Zoning	H-GO

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.