

# \$879,000 - 1324 87 Avenue Sw, Calgary

MLS® #A2204728

**\$879,000**

3 Bedroom, 3.00 Bathroom, 1,525 sqft  
Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Your search ends here! This beautifully updated 4-level split blends thoughtful renovations with true pride of ownership. The bright main level welcomes you with a spacious foyer, a 2-piece bath, large mudroom, and access to both the backyard and single attached garage. One level up is the primary living space featuring a bright and spacious living room with gas fireplace, an updated kitchen with granite counters, gas cooktop, stainless steel appliances (including Bosch refrigerator and dishwasher), updated cabinetry, and a central breakfast bar. The generous dining area opens onto a composite deck overlooking the private yard including lawn area, lovely planter boxes, a patio area, garden shed, plus a 27' x 21' detached garage—fully insulated, heated (gas furnace), and equipped with 220V power. The top level features a 4 piece family bath and 3 bedrooms, including the primary with a 3-piece ensuite and Mini Split air conditioner for hot summer nights. The lower level includes a bright and spacious recreation room and utility/storage room.

Added bonus is the extra-wide front driveway with a 9' x 24' side parking pad—ideal for your camper or trailer. Located on a quiet street in desirable Haysboro, walking distance to all levels of schools, near 2 fantastic outdoor skating rinks, and tennis/pickleball courts. Close to SW bus rapid transit and Heritage LRT and a short distance to malls, shops, restaurants, Rockyview Hospital and



the Glenmore Reservoir. This home is an absolute gem!

Built in 1958

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2204728      |
| Price          | \$879,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,525         |
| Acres          | 0.14          |
| Year Built     | 1958          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1324 87 Avenue Sw |
| Subdivision | Haysboro          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V 0W3           |

**Amenities**

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                           |
| Parking        | Heated Garage, See Remarks, 220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Front Drive, Insulated, Single Garage Attached |
| # of Garages   | 3                                                                                                                                           |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Storage |
|-------------------|---------------------------------------------------------------------------|

|                 |                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Electric Oven, Gas Cooktop |
| Heating         | Radiant                                                                                                                                                   |
| Cooling         | Partial                                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                                       |
| # of Fireplaces | 1                                                                                                                                                         |
| Fireplaces      | Gas, Living Room                                                                                                                                          |
| Has Basement    | Yes                                                                                                                                                       |
| Basement        | Finished, Full                                                                                                                                            |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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