

1324 87 Avenue SW
Calgary, Alberta

MLS # A2204728

\$879,000

Division:	Haysboro		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,525 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Front Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: attached worbench in garage, doorbell camera & back door motion light/camera.

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 Bosche 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!