

# \$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	Double Garage Detached, Heated Garage, Single Garage Attached, 220 Volt Wiring, Alley Access, Driveway, Front Drive, Insulated, See Remarks
# of Garages	3

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Storage, Breakfast Bar
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Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
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 Lane, Back Yard, Landscaped, 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	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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