



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**908 87 Avenue, Calgary T2V 0W1**

MLS®#: **A2175426**

Area: **Haysboro**

Listing Date: **10/25/24**

List Price: **\$849,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1960**  
Lot Information  
Lot Sz Ar: **6,017 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,111**  
Low Sqft:  
Ttl Sqft: **1,111**

DOM

**4**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Garden,Landscaped,Private**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

| Room                        | Level           | Dimensions            |
|-----------------------------|-----------------|-----------------------|
| <b>Living Room</b>          | <b>Main</b>     | <b>20`9" x 13`3"</b>  |
| <b>Dining Room</b>          | <b>Main</b>     | <b>10`11" x 10`2"</b> |
| <b>4pc Bathroom</b>         | <b>Main</b>     | <b>9`6" x 6`2"</b>    |
| <b>4pc Ensuite bath</b>     | <b>Main</b>     | <b>11`2" x 8`4"</b>   |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>9`1" x 5`1"</b>    |
| <b>Bedroom</b>              | <b>Basement</b> | <b>12`4" x 10`10"</b> |
| <b>3pc Bathroom</b>         | <b>Basement</b> | <b>6`11" x 9`7"</b>   |

| Room                     | Level           | Dimensions            |
|--------------------------|-----------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b>     | <b>13`8" x 10`2"</b>  |
| <b>Bedroom</b>           | <b>Main</b>     | <b>11`0" x 9`4"</b>   |
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>12`8" x 10`4"</b>  |
| <b>Living Room</b>       | <b>Basement</b> | <b>17`5" x 22`0"</b>  |
| <b>Laundry</b>           | <b>Basement</b> | <b>6`4" x 6`1"</b>    |
| <b>Bedroom</b>           | <b>Basement</b> | <b>12`4" x 10`11"</b> |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**4070HO**

Remarks

Pub Rmks: **Welcome to this extensively renovated bungalow in the desirable West Haysboro community, featuring 4 bedrooms and 3 bathrooms within over 2,100 square feet of living space. This spacious residence showcases custom finishes throughout and has received over \$350,000 in upgrades. The inviting front porch and impressive 8-foot wide walkway enhance its curb appeal on one of the largest lots on a quiet street. Inside, you'll find an open-concept living area adorned with custom millwork, durable 7mm LVP flooring, and plush carpeting for added comfort. The gourmet kitchen boasts custom shaker-style white cabinetry, thick quartz countertops, and high-end KitchenAid stainless steel appliances, including a five-burner gas stove. The luxurious primary suite features a custom walk-in closet and an en-suite bathroom with a large custom shower and in-floor heating. The lower level offers a spacious family room that connects to a recreation area with a wet bar, along with two additional bedrooms and a third full bathroom. Outside, the private fenced yard is perfect for outdoor activities, while smart home technology, including security cameras, adds convenience. Conveniently located near transportation options, schools, shops, and restaurants, this home provides easy access to popular destinations like Chinook and Heritage Park, along with a short walk to the Glenmore Reservoir pathway. Don't miss out on this fantastic opportunity—schedule your private showing today!**

Inclusions:  
Property Listed By: **N/A**  
**CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















