

\$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	3
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.