



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8304 11 Street SW
Calgary, Alberta

MLS # A2288527



\$499,999

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: None

Welcome to this charming bungalow on a 60' x 100' corner lot in the established community of Haysboro. The house offers 3 bedrooms, 1.5 baths, and 1,136 sq ft of comfortable living space with excellent development potential. Step inside and be greeted by hardwood flooring throughout and an open floorplan that creates a bright, welcoming atmosphere. The spacious west-facing Living room features an impressive 10'8" vaulted ceiling and a massive floor-to-ceiling window that floods the space with natural sunlight—perfect for relaxing and entertaining. The good-sized Dining room sits right next to the Kitchen, which includes a built-in seated eating area and built-in oven for convenient meal preparation. Three well-sized bedrooms and a full 4-piece bathroom complete the main floor. Recent updates- Insulation top-up (2025), Roof (2020), Windows (all were replaced in 2012 except the living room windows), and Furnace (2012). The unfinished basement offers excellent development potential with windows providing natural light, a Half Bath, and a separate entry from the backyard — ideal for creating additional living space, a workshop, or a self-contained living area subject to city permits and approval. Step outside to your expansive fully fenced and landscaped corner lot with an extra-long concrete driveway accommodating up to 4 cars and convenient back lane access. The generous lot size offers excellent outdoor space and future development possibilities. Located in Haysboro, just moments from North Glenmore Park with its scenic pathways and Glenmore Reservoir, and close to Heritage Park Historical Village. Convenient access to Southland Leisure Centre, Rockyview Hospital, Heritage LRT Station for easy transit downtown, shopping centers, restaurants, schools, and quick routes to downtown Calgary and major

roadways. This is a fantastic opportunity for homeowners, investors, and developers alike — whether you're looking to move in, renovate, or redevelop, this solid bungalow on a prime corner lot in one of Calgary's most convenient Southwest communities is not to be missed!