



**1412 89 Avenue SW**  
**Calgary, Alberta**

**MLS # A2301481**



**\$800,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully renovated 4-bedroom home in the highly desirable community of West Haysboro—where modern upgrades meet unbeatable location. Step inside to discover a bright, open-concept main floor designed for both everyday living and effortless entertaining. The spacious living room is flooded with natural light from large south-facing bay windows, perfectly complementing the rich hardwood floors throughout. The kitchen is a true standout, featuring quartz countertops, crisp white cabinetry, stainless steel appliances, and a charming bay window above the sink—bringing warmth and light into the heart of the home. Two well-appointed bedrooms, including a serene primary retreat complete with custom closet built-ins, a ceiling fan, and a stylish barn door leading to your private 4-piece ensuite. This spa-inspired space boasts dual sinks, a tiled floor, and a glass-enclosed shower. A second fully renovated 4-piece bathroom completes the upper level. The fully finished basement offers incredible versatility with two additional large bedrooms, a spacious recreation area, and a cozy nook—perfect as a kids’ play space, reading corner, or extra storage zone. You’ll also find a beautifully finished 4-piece bathroom with tiled shower and built-in shelving, along with a convenient laundry area featuring a sink. A split-level landing between the main and lower floors provides direct access to the backyard, adding both function and flow to the home. Additional highlights include air conditioning, a humidifier, high-efficiency hot water tank, and a detached garage. With an amazing yard with stone patio great for enjoying the summer and great place to unwind. Location is everything—and this home truly delivers. Enjoy being minutes from the Southland C-Train station, with easy access to major

routes, shopping, dining, and everyday amenities along Macleod Trail. For outdoor enthusiasts, the nearby Glenmore Reservoir offers endless opportunities for walking, biking, and enjoying nature. home Roof (2024) Garage roof(2020) This is a rare opportunity to own a thoughtfully updated home in a mature, well-connected neighborhood—don't miss it.