



908 87 Avenue SW  
Calgary, Alberta

MLS # A2175426



**\$849,999**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Garden, Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** 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

**Inclusions:** N/A

Open HOUSE NOVEMBER 10, 2024 from 11:00am - 1:00pm. 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!