

# \$749,000 - 87 Hillgrove Drive Sw, Calgary

MLS® #A2246065

## \$749,000

4 Bedroom, 3.00 Bathroom, 1,185 sqft

Residential on 0.14 Acres

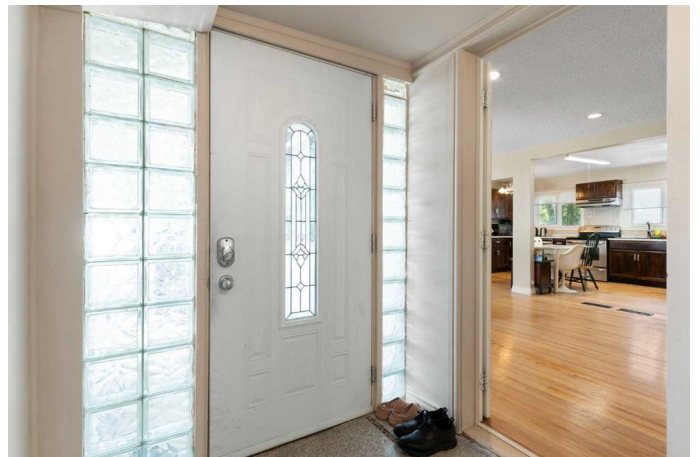
Haysboro, Calgary, Alberta

Welcome to this spacious vintage bungalow on a 550 m<sup>2</sup> lot! Situated on a quiet street in Haysboro, this home offers a once-in-a-lifetime opportunity to create your dream residence nestled among mature trees. With approximately 2,230 sq. ft. of finished living space, the home features 4 bedrooms, 2 full bathrooms, 1 half bathroom, and multiple recreational areas. The large kitchen includes a breakfast nook, ample counter space, and generous cabinetry. On the main floor, you'll find a spacious primary bedroom and two secondary bedrooms. The impressive 1,047 sq. ft. basement offers smooth ceilings, an additional bedroom, and abundant storage space. The backyard is a private oasis, surrounded by mature trees and offering plenty of room for gardening. Haysboro is a vibrant community with a hall, parks, schools, shopping, and a library, plus quick access to Glenmore Reservoir, Fish Creek Park, major roadways, and public transit.

Built in 1958

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246065  |
| Price      | \$749,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,185       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 87 Hillgrove Drive Sw |
| Subdivision | Haysboro              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 3L8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                             |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Oven-Built-In, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas                                                                                         |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Garden                |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 16               |
| Zoning         | R-CG             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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