

# \$869,900 - 1032 80 Avenue Sw, Calgary

MLS® #A2234498

**\$869,900**

4 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0.13 Acres

Chinook Park, Calgary, Alberta

Tucked away on a quiet, tree-lined street in desirable Chinook Park, this beautifully cared-for bungalow offers the perfect balance of comfort, space, and location. Just minutes from downtown and within walking distance to some of Calgary's top-rated schools, this home is surrounded by long-time neighbors in a warm, welcoming community.

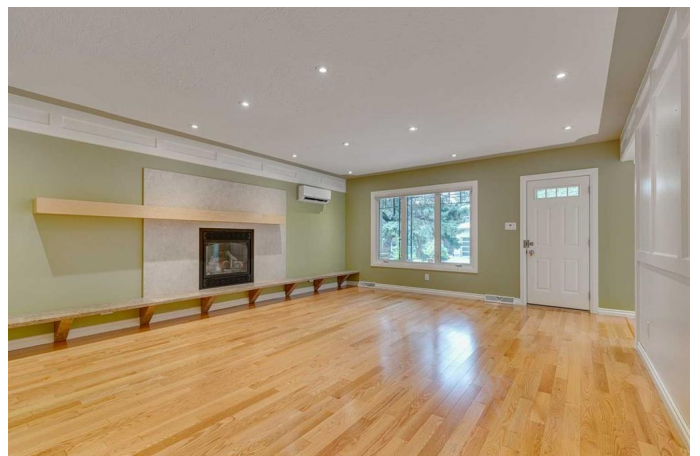
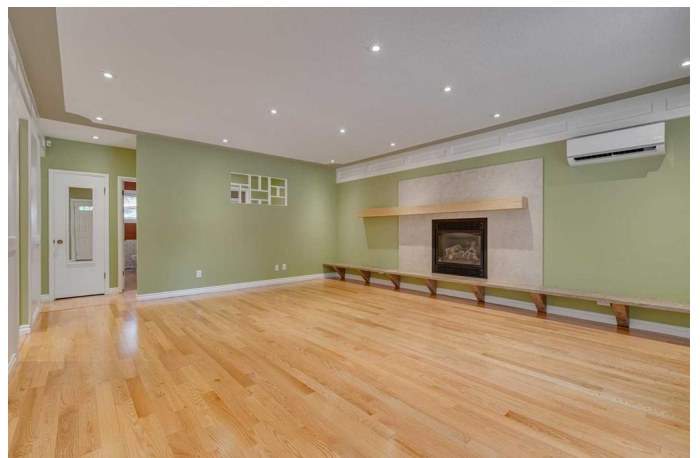
Inside, you'll find over 1,200 sq ft of well-designed space featuring a bright living room with a cozy gas fireplace, a dedicated dining area, and a spacious upgraded kitchen with well-maintained cabinetry and countertops. The main floor also offers three generous bedrooms and a 5-piece bathroom—ideal for family living.

The fully finished basement expands your living space with a large family room, a games or play area, a fourth bedroom, and a 4-piece bathroom—perfect for guests or teens.

Out front, the driveway adds curb appeal and function, along with a single attached garage.

Out back, enjoy a large, private backyard—ideal for summer barbecues, kids at play, or simply relaxing outdoors.

With close proximity to shopping, public transit, parks, and major routes, this home offers unbeatable access and everyday convenience in one of Calgary's most established neighborhoods.



Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234498    |
| Price          | \$869,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,288       |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1032 80 Avenue Sw |
| Subdivision | Chinook Park      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V 0V5           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | See Remarks                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings |
| Heating           | Standard, Forced Air, Natural Gas                                     |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Back Yard, Few Trees      |
| Roof            | Asphalt Shingle           |
| Construction    | Stone, Stucco, Wood Frame |
| Foundation      | Poured Concrete           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 39              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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.