

\$799,000 - 85 Hanover Road Sw, Calgary

MLS® #A2259963

\$799,000

4 Bedroom, 2.00 Bathroom, 1,476 sqft

Residential on 0.21 Acres

Haysboro, Calgary, Alberta

Open House: Sat, Sept 27, 2-4 pm |
CHARMING WEST HAYSBORO HOME ON AN EXPANSIVE LOT | Welcome to this rare and expanded three-level split home, offering spacious family living in a sought-after West Haysboro location, nestled on a massive southwest-facing pie lot! The bright main floor features an open-concept great room with soaring vaulted ceilings and large windows that flood the space with natural light and offer peaceful, leafy views — a true rarity for homes of this vintage. The kitchen, open to the living and dining areas, is perfect for busy family life, with ample storage, generous counters, and a convenient breakfast bar. Adjacent to the kitchen, you’ll find a large utility and mudroom with plenty of extra storage, making organization a breeze. Upstairs, there are three comfortable bedrooms and an updated family bathroom, while the versatile lower level hosts a spacious fourth bedroom, additional living space, and a 3-piece bathroom — ideal for guests, a home office, or a playroom. The sprawling 9,138 sq ft pie lot creates a backyard oasis, perfect for outdoor entertaining, gardening, or simply relaxing in privacy. This home also boasts a double garage with RV parking, making it perfect for multiple vehicles or outdoor toys. Situated on a beautiful, tree-lined street, it’s within walking distance to schools, parks, amenities, and green spaces — making it an ideal spot for families seeking both comfort and convenience. Don’t miss



this incredible opportunity to own a charming, spacious home in a highly desirable neighbourhood. Schedule your viewing today!

Built in 1958

Essential Information

MLS® #	A2259963
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,476
Acres	0.21
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	85 Hanover Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3J6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Charles
----------------	---------

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