

236, 820 89 Avenue SW
Calgary, Alberta

MLS # A2167053



\$259,900

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	857 sq.ft.	Age:	1975 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		
Inclusions:	N/A		

Welcome to this nice and renovated 2 Bedrooms 1 Bathroom South Facing End Unit 236 in a highly sought-after Hays Farm complex in Haysboro Community. This unit with perfect layouts features 857 square feet of living space, renovated vinyl flooring with new baseboard and painted walls in 2022, a full size dining area, a functional kitchen with tons of cabinet space and adjoining storage which can be used as a pantry and your daily storage. The master bedroom is enough for a king-size bed with side tables or a dresser. Another bedroom is a perfect option for your kid, guests, a roommate, or your home office. The spacious sunshine living room with updated large French Door leading to the huge new balcony (2024) can easily fit a sectional sofa and TV table. The South Unit Explore keeps 2 Bedrooms with brand new vinyl windows and Living Room warm and bright all day long. This Complex has a Welcome Lobby, an elevator, a common laundry room, concrete floors between the units, new painted exterior walls and parking stalls. Its rich amenity includes an outdoor pool, tennis courts and a clubhouse. Great Location within walking distance to the LRT station, schools, shops and restaurants; just minutes driving distance to South Glenmore Park with many pathways, parks, spray park, boating, and more; Less 10-minute driving to Chinook Mall and Deerfoot Meadows. Call now for your own showing.