

**330, 820 89 Avenue SW**  
**Calgary, Alberta**

**MLS # A2176069**



**\$239,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	724 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to your retreat in the sought after community of Haysboro! This impressive third floor condo offers 724sqft of space, featuring a spacious bedroom, updated kitchen with stainless steel appliances, granite counters, a cozy dining area, and a large living room perfect for relaxation. Step outside to the newly upgraded balcony overlooking the courtyard. The bedroom provides ample space easily fitting a king-size bed plus additional furniture, while the updated 4-piece bathroom adds to the move-in ready appeal. Enjoy the convenience of a large storage room inside the unit and take advantage of the well-maintained building's amenities including a laundry room, outdoor pool, tennis courts, and sauna. Conveniently located to Elbow Drive, there are plenty of amenities nearby including restaurants, gym, community garden, parks, and playgrounds. An 18-minute walk to the Heritage LRT Station or a 2-minute walk up 89th Ave to catch the bus allows for easy access around the city. This unit also comes with an assigned parking stall. Don't miss out on this opportunity, book your showing today!