

**102, 816 89 Avenue SW**  
**Calgary, Alberta**

**MLS # A2201560**



**\$219,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to Hays Farm! This 720 square foot main level condo is located in the heart of Calgary's sought-after community of Haysboro. As you enter, you will be greeted by a functional galley kitchen with updated appliances and ample storage space. The open-concept living area, and large dining space are perfect for entertaining and flow nicely with the south-facing patio where you can enjoy the peaceful summer evenings. The generously sized bedroom provides a restful retreat at the end of the day. This home also features a recently tiled tub in a four piece bathroom and a stacked laundry unit. The condo also includes an assigned parking stall and access to an array of outdoor amenities, including a pool and tennis courts. With its close proximity to public transit and major shopping centers like Chinook Centre and Southcentre Mall, you will have easy access to everything you need. This is an excellent opportunity to enjoy a comfortable and convenient lifestyle in a prime location. Make this delightful condo your new home today!