

326, 820 89 Avenue SW  
Calgary, Alberta

MLS # A2247511



# \$208,000

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	726 sq.ft.	Age:	1975 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home		

**Inclusions:** Living Room Floating Shelves, All Window Coverings

Looking for a calmer living experience with a blend of comfort and a view with the natural beauty of mature greenery?...You'll want to see this one bed/one bath home with a lush greenspace and mature trees right outside your windows. With just over 700 sq. ft. this east facing unit streams in an abundance of natural light. Whether you're a first time buyer, downsizer or Investor, you'll find this property addresses your various needs. The unit presents an easy flow for use of the space with a larger living room, galley kitchen (new taps & newer appliances in approx. 2017), well sized dinette, bedroom to suite a king bed, an in-suite storage room and 4 pc. bath. The tub and surround are newly refinished, a new light fixture was added and new counter top added (approx. 2017). The building has been well maintained with updated vinyl windows, patio doors, and more recently updated exterior work with balcony railings. Concrete slab between floors minimizes sound transfer. Great curbside appeal! An assigned parking stall and several visitor stalls are close to the main doors. The numerous amenities include tennis/pickle ball courts, outdoor swimming pool/change rooms/sauna, secured bike storage bldg., common laundry room, and a large community room for rent. An excellent location within Haysboro as its walking distance to 3 levels of schools, Heritage LRT Station, Public City Transit, and the Haysboro Community Ctr. A short drive will bring you to Chinook Mall and a plethora of professional services/restaurants along Macleod Trail, Elbow Dr. and Hertiage Dr. This home presents an excellent opportunity for the discerning buyer!