

**309, 2425 90 Avenue SW
Calgary, Alberta**

MLS # A2251438



\$338,800

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,414 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,104
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	S-CI
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features		

Inclusions: N/A

Unbeatable value! Over 1,400 sqft of living space on the top floor overlooking the west courtyard. This sprawling 2 bedroom, 2 bathroom condo has it all! Full size in-suite laundry, built-in cabinets, guest bedroom/home office & separate 3-piece with step-in shower. Beautifully upgraded kitchen featuring full length white lacquered Shaker cabinets, 2 custom glass China cabinets, fully tiled backsplash & re-designed recessed lighting. What sets this condo aside from most others is the amazing combined 21'x25' living and dining room space – great for large family gatherings or for entertaining! A beautiful brick-faced, gas fireplace is the focal point of the room. The west wall overlooking the courtyard has over 20' of glass and brings in an abundance of natural light. You can step out the sliding doors to a spacious balcony to enjoy the sunshine, then step back into your "air cooled" condo. Two large bedrooms, including a large primary suite with a walk-in closet and 4-piece bath (converted step-in tub). Not much downsizing is required to move into this spacious condo! Excellent amenities including a stunning lobby fireplace and sitting area, fitness room with sauna, games room with shuffleboard and billiard table, wonderful social lounge with fully equipped kitchen and weekly coffee club, library, meeting room, exterior sun deck and lounge area, additional storage lockers plus a car wash! Bayshore Park is an investment in both real estate and lifestyle. Very active volunteer group and many social activities to enjoy. Professionally managed 25+ adult complex (no pets allowed). Wonderful location nestled between Oakridge and Palliser, close to many restaurants, medical offices, Co-op, Safeway and just steps to the gorgeous pathways at Glenmore Reservoir. Pick your possession and move right in.