

**135, 820 89 Avenue SW  
Calgary, Alberta**

**MLS # A2277549**

**\$240,000**



<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** All window coverings

Welcome to Hays Farm! This 2 bedroom unit is the perfect opportunity to own a unit where you can customize it into your perfect condo. You can enjoy the long Spring/Summer days with natural light and a large South facing patio surrounded by the flower beds and lilac bushes for more privacy and where you can relax in the evenings or host friends on the weekends. Enjoy various amenities that are included in your condo fee, like tennis/pickle-ball court, seasonal outdoor swimming pool, indoor steam sauna and lots of green space with mature trees. Don't miss out of living in the quite SW neighbourhood of Haysboro- a prime Calgary neighbourhood. The complex is located close to transit spots (bus, C-train) major streets (Macleod Trail and Heritage Drive) and shopping plazas. You are only 15 min, walk away from the Glenmore Reservoir and many nature trails that Haysboro and area has to offer.