

**131, 820 89 Avenue SW
Calgary, Alberta****MLS # A2280878****\$224,900**

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Asphalt, Assigned, Guest, On Street, Outside, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Elevator, Storage		

Inclusions: None

Ideal property for the elderly person or young family! This ground floor unit backs onto a greenspace and has a large private patio. The parking stall is right out front of the main door and there is a ramp to the door. The complex offers an outdoor swimming pool, clubhouse and 2 tennis courts. There is a laundry room on the second floor with 4 washers and 4 dryers but many have added in suite laundry in the oversized storage room in the unit. There is an elevator that takes you directly to the laundry room. The balcony rails have recently been done in a timber and metal combination and give the building a fantastic look. The living room is an excellent size for entertaining and is very bright thanks to the new sliding door to your deck. Good size eating area just off the kitchen perfect to host the holiday dinners. Tons of countertop working area in the galley style kitchen with white European cabinets. Huge master bedroom with a good size closet with organizer and an updated window. The second bedroom also offers a new window and closet organizer. Perfect for an office, guest bedroom or workout area. 4pc bathroom has been updated and has a large countertop area. Great access to the bus and LRT. Time to stop paying rent!!