

**105, 2425 90 Avenue SW  
Calgary, Alberta**

**MLS # A2284004**

**\$254,900**



<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 784
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	S-Cl
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Bayshore Park is a well-managed condo community offering a fantastic location just steps from the many amenities of South Glenmore Park, including an extensive pathway system for walking and cycling, tennis courts, and more. You'll also appreciate the easy access to shopping, restaurants, transit, and a myriad of other conveniences. With over 1,000 sq ft of living space, this spacious ground-floor condo offers an inviting and highly functional floorplan. The home features a large primary bedroom with full ensuite bathroom, along with an additional guest bathroom. The kitchen boasts crisp white cabinetry and generous counter space, and the adjoining dining area provides the perfect place to gather with family and friends. The bright living room is centered around a cozy wood-burning fireplace. A bright flex space with windows overlooking the courtyard makes an ideal home office, reading nook, or hobby area. You'll enjoy the convenience of in-suite laundry and a spacious in-unit storage room, plus the added benefit of a separate storage locker and underground parking. The ground-floor location allows you to step directly outside to your large, brand new composite deck with access to the grassy courtyard beyond, and the unit can be accessed from the parking garage without encountering any stairs. Bayshore Park is a responsibly managed, age-restricted (25+) building offering excellent amenities including a hobby and woodworking room, games room, library, and more. Please note that pets are not permitted. This is an excellent opportunity to enjoy comfortable, low-maintenance living in a prime location. Call your favorite Realtor to schedule a private viewing!