

236, 820 89 Avenue SW  
Calgary, Alberta

MLS # A2167053



**\$259,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 600

**Basement:** -

**LLD:** -

**Exterior:** Brick, Wood Frame, Wood Siding

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** Open Floorplan, Vinyl Windows

**Inclusions:** N/A

Welcome to this nice and renovated 2 Bedrooms 1 Bathroom South Facing End Unit 236 in a highly sought-after Hays Farm complex in Haysboro Community. This unit with perfect layouts features 857 square feet of living space, renovated vinyl flooring with new baseboard and painted walls in 2022, a full size dining area, a functional kitchen with tons of cabinet space and adjoining storage which can be used as a pantry and your daily storage. The master bedroom is enough for a king-size bed with side tables or a dresser. Another bedroom is a perfect option for your kid, guests, a roommate, or your home office. The spacious sunshine living room with updated large French Door leading to the huge new balcony (2024) can easily fit a sectional sofa and TV table. The South Unit Explore keeps 2 Bedrooms with brand new vinyl windows and Living Room warm and bright all day long. This Complex has a Welcome Lobby, an elevator, a common laundry room, concrete floors between the units, new painted exterior walls and parking stalls. Its rich amenity includes an outdoor pool, tennis courts and a clubhouse. Great Location within walking distance to the LRT station, schools, shops and restaurants; just minutes driving distance to South Glenmore Park with many pathways, parks, spray park, boating, and more; Less 10-minute driving to Chinook Mall and Deerfoot Meadows. Call now for your own showing.