



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

108, 816 89 Avenue SW  
Calgary, Alberta

MLS # A2236535



**\$224,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Haysboro                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 714 sq.ft.                         | Age:   | 1975 (50 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard  | Water:     | -      |
| Floors:     | Laminate   | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 506 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Brick, Concrete, Wood Frame, Wood Siding   | Zoning:    | M-C1   |
| Foundation: | -  | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage |            |        |

Inclusions: N/A

Fantastic opportunity for the first time home buyer and people seeking a good downsize option. Located in the heart of desirable Haysboro, this spacious main floor condo faces a quiet courtyard and invites maximum natural lighting throughout. Kitchen features updated quartz countertops, a custom sink, plenty of cupboard space, and opens up to the eating and living room area. Generous sized living room allows for easy placement of furniture and the big screen TV. Enjoy warm summer evenings on the serene west facing patio. Large bedroom and updated full bathroom are simply icing on the cake. Updated flooring dominates. In suite laundry, storage, parking, along with outdoor common property amenities such as a pool and tennis/pickleball court complete this appealing package. Close to public transit and easy access to pretty much anywhere. Show and sell.