



110, 816 89 Avenue SW  
Calgary, Alberta

MLS # A2236616



**\$192,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	710 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Floating Shelves

**\*\*SELLER is offering 3 MONTHS of FREE condo fees\*\*** Hey Y'all! Welcome to this charming ground-level 1 bed, 1 bath condo in the vibrant community of Haysboro! Offering 710 sq ft of comfortable living space, this unit features tasteful upgrades including modern vinyl plank flooring and a spacious layout with a storage room with potential to add in-suite laundry. Enjoy the convenience of your own private ground-level patio—perfect for relaxing or entertaining. Residents have access to outstanding amenities such as an outdoor pool, sauna, tennis and pickleball courts! Situated in a fantastic location close to shops, restaurants, and scenic walking/bike paths, this is a great opportunity for first-time buyers, down-sizers, or investors looking for a well-rounded lifestyle in a desirable neighbourhood. This unit is below grade, but has ground level access to the patio and outdoors. Don't miss out, book your showing today!