



**GRASSROOTS**  
REALTY GROUP

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110, 816 89 Avenue SW  
Calgary, Alberta

MLS # A2236616



**\$199,999**

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

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

**Inclusions:** Floating Shelves

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. 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, downsizers, 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.