



**GRASSROOTS**  
REALTY GROUP

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123, 820 89 Avenue SW  
Calgary, Alberta

MLS # A2237509



**\$170,000**

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	718 sq.ft.	Age:	1975 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Cedar	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** window coverings

Welcome to Hays Farm! This 1 bedroom unit is the perfect opportunity to own a unit where you can customize it into your perfect apartment. You can enjoy the long spring/summer days with lots of natural light and a large west-facing patio where you can relax in the evenings or host friends on the weekends. Enjoy various amenities that are included in your condo fees including a tennis/pickle-ball court, seasonal swimming pool, indoor steam sauna, and lots of green spaces with mature trees. Don't miss out on living in the quiet SW neighbor hood of Haysboro - a prime Calgary neighborhood. The complex is located close to transit spots (bus & C-train), major streets (MacLeod Trail & Heritage Drive), and shopping plazas. You are also only 15 min walk away from the Glenmore Reservoir and many nature trails that this neighborhood has to offer. The unit also comes with a parking spot and has been approved for an in-suite washer/dryer by the board.