



**325, 2425 90 Avenue SW
Calgary, Alberta**

MLS # A2272548



\$305,000

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,007 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 790
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	S-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: -

Nice, massively renovated with permits, 2 bedrooms with 2 full bathrooms in Bayshore Park situated in highly sought after Palliser. Remodeled ceiling, New paint, baseboards, lightings and flooring through out the unit. 8.98" width SPC vinyl flooring provides durability and is waterproof. Kitchen cabinets are thoughtfully planned with pull-out working shelf and drawers. Granite counter top and backsplash. Brand new appliances: Fridge, Electric Range, Microwave & Dishwasher. Large living room has a new refaced fireplace. Two 4 pcs bathrooms with new toilets, medicine cabinets, vanity, faucet, shower head, even re-tiled floor and walls for the ensuite shower room. 3 closets in master bedroom. The air cooling system provides the unit cool and pleasant summer. This age 25+ building provides lots of facility: meeting areas, reading area, car wash, playing piano, fitness room, sauna, snookers & etc. The best of all, just steps away to Glenmore Park South for strolling, healthy living. Fantastic location, close to shopping, public transit and schools.