



**GRASSROOTS**  
REALTY GROUP

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313, 816 89 Avenue SW  
Calgary, Alberta

MLS # A2275436



**\$239,900**

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	879 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 614
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this bright 2 Bedroom corner unit located in the established community of Haysboro, offering 879 sqft of comfortable living space, newly upgraded windows, and an assigned covered parking stall. As you enter, you're greeted by a functional Kitchen featuring a new dishwasher and ample storage. The Kitchen flows into a well-sized Dining Area and a spacious open Living Room, highlighted by expansive floor-to-ceiling windows. Step through the newer patio doors onto a large balcony with updated railing and park views—an ideal space to relax and unwind. The home includes two well-sized Bedrooms, including a generous Primary Bedroom, a 4-piece tiled Bathroom, and a dedicated in-suite Laundry Room with built-in cabinetry for additional storage. Recent upgrades include fresh paint, professional cleaning, and a new water-saving toilet, offering peace of mind for the next owner. This well-maintained and highly regarded complex offers excellent amenities, including a clubhouse, outdoor swimming pool, recreation room, tennis and pickleball courts, steam room, foosball table, ample visitor parking, and the convenience of an assigned covered parking stall. Enjoy an unbeatable location with easy access to public transit and the LRT, and close proximity to Chinook Centre, Southcentre Mall, Heritage Park, schools for all grade levels, shopping, restaurants, and everyday conveniences. This is a fantastic opportunity to enjoy a comfortable, low-maintenance lifestyle in a prime location.