



123, 820 89 Avenue SW  
Calgary, Alberta

MLS # A2283349



**\$215,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	712 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, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** All window treatments, including curtain rods

ENJOY 3 MONTHS FREE CONDO FEES - PAID BY THE SELLER! Sophisticated charm best describes this main-floor condo, showcasing a full renovation with luxury vinyl plank flooring and new baseboards carried seamlessly throughout. The unit has been repainted with current neutral colours, new modern lighting, including some high-end Kichler light fixtures, new door hardware, new switches and outlets, and new semi-sheer curtains with silver highlights. The upgraded kitchen includes new countertops, a new S/S sink with an upscale faucet, a trendy backsplash, and freshly painted kitchen cabinets. Off the kitchen is the dining area, which opens onto the large living room. Wall-to-wall windows and a patio door open onto the west-facing deck to capture the afternoon sun – it’s the ideal spot to savour a glass of wine as the day unfolds or to host a relaxed barbecue with family and friends! The bedroom has space for a king-size bed and a small sitting/desk area. The closet has ample room for all your clothes, shoes, handbags, etc. The 4-piece bathroom has been updated with a new comfort-height toilet, a reglazed bathtub, a dazzling vanity light, a new countertop, a new backsplash, and a new faucet. This condo has a warm, inviting atmosphere, with abundant natural light flooding the main areas. Particularly notable is the in-suite laundry room with a stacking washer and dryer, a standout feature, especially since many units in the complex don’t offer this. In addition, this residence includes an assigned outdoor parking stall just steps from the building’s secondary entrance. Ideally situated in the heart of Haysboro, the condo provides quick access to the C-train, nearby bus stops, major thoroughfares, and an array of established shopping destinations, restaurants, cafes, and everyday conveniences. This condo is

beautifully presented, with show-home-style furniture and artwork, some of which may be purchased separately for a turnkey move-in option. Hays Farm is a hidden gem in a well-established neighbourhood, approximately 6 miles from Downtown. For young professionals, couples or seniors, this condominium complex offers numerous activities suitable for all levels of fitness. Take an afternoon stroll through the serene green spaces, sunbathe by the outdoor swimming pool, take a refreshing swim, relieve your stress in the sauna or play some tennis or perhaps pickleball on the tennis courts. There's also a Rec Centre for those wanting to plan the "Perfect Party". Hays Farm is a wonderful place to call home.