



**GRASSROOTS**  
REALTY GROUP

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225, 2425 90 Avenue SW  
Calgary, Alberta

MLS # A2284502



**\$265,000**

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,003 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Heated Garage, Parkade, Paved, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 790
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-CI
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Bayshore Park, a place where easy living and everyday comfort come together. Step inside this one bedroom, two bathroom home and imagine settling into a space designed for both relaxation and connection. The open layout invites you in, anchored by a large kitchen with abundant cabinetry and a convenient pass through breakfast bar, and additional eating nook; perfect for morning coffee, casual meals, or hosting friends. The dining and living areas flow effortlessly, centered around a cozy gas fireplace that adds warmth on cooler evenings. From here, patio doors open to your private balcony; an ideal spot to unwind with a book or enjoy the changing seasons. Just off the living room, a charming den or sitting area with a built-in display cabinet offers flexibility for a reading nook, hobby space, or quiet retreat. The primary bedroom feels like a true sanctuary, featuring a large window, generous closet space including a walk-in, and a four-piece ensuite for everyday comfort. A large in-suite storage room and a convenient two-piece bath with laundry complete the layout, offering the practicality homeowners appreciate. This home also includes an assigned indoor parking stall and a separate storage locker, adding ease and peace of mind. Bayshore Park is a well maintained, adult only (25+) community known for its welcoming atmosphere and impressive amenities. Residents enjoy access to a fitness room, shuffleboard and pool table areas, a party room, and an expansive lobby with multiple social spaces, perfect for staying active and connected. The location is exceptional, offering quick access to transit and shopping, and just steps from the Glenmore Reservoir, Glenmore Sailing Club, and South Glenmore Park, where scenic walking paths and outdoor activities are part of daily life. This is more than a condo, it's a place to settle in, personalize, and truly enjoy

the lifestyle that comes with calling Bayshore Park home.