



GRASSROOTS
REALTY GROUP

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302, 2425 90 Avenue SW
Calgary, Alberta

MLS # A2296385



\$369,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,634 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,098
Basement:	None	LLD:	-
Exterior:	Brick, Mixed, Wood Siding	Zoning:	S-CI
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Soaking Tub

Inclusions: N/A

Step into a truly one-of-a-kind top-floor condo that redefines what apartment living can be! With an exceptional and RARELY available floor plan, this stunning residence offers a unique blend of space, style, and functionality you simply won't find elsewhere on the market. Flooded with natural light, the open-concept main floor feels welcoming and impressive. The large living room with vaulted ceilings features a cozy gas fireplace with a beautiful wood mantel and brick surround, making it perfect for relaxing or entertaining. The thoughtful layout continues with a versatile den tucked behind elegant French doors—ideal as a home office, TV room, or your own cozy reading retreat. It's a wonderful space that adapts to your needs! Nearby, the dining room area is a great place to enjoy large holiday dinners together. Just off the main living space, step out to the first of two private patios—enjoy your morning coffee or simply soak in some fresh air. Designed for real cooking (and real living), the kitchen offers generous counter space, ample cabinetry, newer stainless-steel appliances, and a walk-in pantry you'll wonder how you ever lived without! There's even plenty of room to add a kitchen table, making it the true heart of the home! Also on the main floor are two spacious bedrooms, including a serene primary suite featuring a walk-through closet and a private 4-piece ensuite. A second 3-piece bathroom ensures comfort and convenience for guests or family members. Unlike typical condo living, this home features a full, dedicated laundry room—no cramped closet here! Upstairs, a striking staircase leads to a bright and airy loft space that further expands your living options. This upper-level family room includes an electric fireplace, a separate storage room perfect for hobbies or crafts, and access to your second private

patio—a top-floor retreat ideal for enjoying the outdoors in peace and privacy. Despite being a condo, this home offers the space and feel of a detached property—making it an excellent choice for those looking to downsize without compromise. The lifestyle here is just as impressive. Enjoy an exceptional array of building amenities, including a party room, pool table room, shuffleboard, fitness centre, library, car wash, and a stunning sunken common lounge with a wood-burning fireplace—perfect for connecting with neighbours or hosting guests. Perfectly located just steps from the Glenmore Reservoir and South Glenmore Park pathways, outdoor recreation is right at your doorstep. Enjoy the convenience of nearby restaurants, shopping, and amenities, all within walking distance. This is a rare opportunity to own a distinctive and spacious condo in an unbeatable location. No compromises here! Make sure to book your appointment right away!