



**324, 2425 90 Avenue SW
Calgary, Alberta**

MLS # A2296432



\$290,000

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,197 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 921
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	S-CI
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: None

This top-floor, end-unit condo offers the ideal combination of space, privacy, and style. The spacious living and dining areas feature a cozy wood-burning fireplace with a gas log lighter, creating a warm and inviting atmosphere. Step outside onto the large deck, where you can relax and enjoy views of mature trees that provide extra privacy and tranquility. The kitchen is generously sized, perfect for preparing meals and hosting guests. Two well-appointed bedrooms include a master suite with a newly updated 3-piece ensuite. An additional 4-piece bathroom and a convenient in-suite laundry room complete the space. With updated laminate and tile flooring throughout, this condo offers a modern, fresh feel that's easy to maintain. The well-maintained building offers a range of excellent amenities, including a stunning lobby with a fireplace and sitting area, a fitness room with a sauna, a games room with shuffleboard and billiards, and a wonderful social lounge with a fully equipped kitchen and weekly coffee club. The library, meeting room, exterior sun deck, and lounge area provide even more opportunities to unwind and socialize. Additional perks include storage lockers and a very active volunteer group organizing social activities year-round. Bayshore Park is not only a great real estate investment but also a fantastic lifestyle choice. The professionally managed 25+ adult complex (no pets allowed) is nestled between Oakridge and Palliser, just steps away from the beautiful pathways at Glenmore Reservoir. You'll also find plenty of nearby amenities, including restaurants, medical offices, Co-op, Safeway, and more. Pick your possession date and move right in—this one won't last long!