



GRASSROOTS
REALTY GROUP

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135, 820 89 Avenue SW
Calgary, Alberta

MLS # A2299431



\$215,000

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Cedar	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Blinds

Nestled in one of the city's most established neighborhoods, this 2 bedroom unit is a bright sanctuary. Large windows frame, stunning views of mature trees, bringing the calming energy of the outdoors right into the living room. The kitchen with upgraded cabinetry flows into an airy living space bathed in natural light. The spacious primary suite is completed by a versatile second bedroom ideal for a high-energy home gym or a peaceful guest retreat. Step through sliding glass door onto your private south facing patio, a sun-drenched retreat framed by lush flower beds and fragrant lilac trees. Beyond your door, enjoy resort-style living with access to a recreation center featuring a seasonal outdoor swimming pool, along with tennis and pickleball courts. With the Glenmore Reservoir and its extensive pathway system just minutes away you have nature and recreation right at your doorstep.