



**117, 816 89 Avenue SW
Calgary, Alberta**

MLS # A2134693



\$239,800

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	707 sq.ft.	Age:	1976 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: n/a

Sophisticated charm best describes this main floor condo. Just upgraded with modern lighting including some high-end Kichler lights, new countertops, new trendy backsplashes, new S/S sink with designer tap, freshly painted cupboards throughout with new black cabinet pulls, new door/closet hardware and a unique light in the kitchen. The entire unit has been painted in a current neutral color. The kitchen is so inviting that meal prep won't seem like much of a chore. Off the kitchen is the dining area which opens onto the large living room. Huge windows and a patio door lead to the east facing deck perfect for your morning coffee. So handy for access to and from the unit. The bedroom has room for a king-size bed and a little sitting area. The closet has ample room for all your clothes, shoes, handbags, etc. The 4-piece bathroom has been updated, with a new mirror, dazzling vanity light and new flooring. This condo has a warm and inviting atmosphere with abundant natural light flooding the main areas. A large storage room completes the suite. In addition, this unit comes with 1 assigned outdoor parking stall which happens to be partially enclosed. The condo is located in the heart of Haysboro, close to the C-train Station and bus stops. Easy access to major arteries and shopping centres. This building spans four stories and basic construction consists of reinforced concrete slab on grade foundations, concrete floor slabs and wood frame construction. No dogs allowed, but you can have one cat once you have Board Approval. 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 greenspaces, sunbathe by the outdoor swimming pool, take a

refreshing swim, relieve your stress in the sauna or play some tennis 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.