



214, 2425 90 Avenue SW  
Calgary, Alberta

MLS # A2187831



**\$264,500**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 765

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Wood Frame

**Zoning:** S-CI

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Granite Counters, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** None

Welcome to Bayshore Park! This main floor 1 bedroom and 1.5 bath unit has an open plan and an updated kitchen with plenty of cabinets, built-in computer desk, granite counter tops and pass-through with breakfast bar. The dining/living room area features a gas fireplace, is of a good size and has patio doors leading to your balcony with views of the court yard. Adjacent to the living room is a den/sitting area with built-in display cabinet. The primary bedroom has a bay window, 2 closets - one of which is a walk-in and a 4 piece ensuite. There is a large insuite storage room and a 2 piece bath with laundry hookups to complete this home. You also have an assigned indoor parking stall and storage locker. This home will require fresh paint, flooring and some updating. Bayshore Park is an adult only (25+) complex and offers many amenities including a fitness room, shuffleboard and pool table area, party room, and an expansive lobby area with more social areas. Excellent location with great access to transit, shopping and steps away from Glenmore reservoir, the Glenmore Sailing Club and South Glenmore Park with it's numerous walking paths and outdoor activity areas.