



217, 2425 90 Avenue SW
Calgary, Alberta

MLS # A2194408



\$324,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,346 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 981
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	S-CI
Foundation:	-	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: Hood Fan

Great location in the highly desirable complex of Bayshore Park. This spacious unit measures 1346 Sq.Ft and features 2 bedrooms plus den. This unit features a nice sized balcony and has a cozy gas fireplace. There are 2 full bathrooms including a 3 pc ensuite. The bathtub was converted to a custom shower a few years ago. There is also the convenience of in suite laundry. Also included are a storage locker and underground parking spot. Incredible building amenities to include a beautiful lobby, fitness room with sauna, social & lounge areas with billiard table, shuffle board, library with quiet reading area, conference/board room with access to south facing sundeck and handy workshop room! Located in the community of Palliser just steps to South Glenmore Park and Pathway System, convenient shopping across the street and just minutes to the incredible Glenmore Landing with over 49 brand name stores and medical offices. Unit is vacant and ready for quick possession.