

**309, 816 89 Avenue SW**  
**Calgary, Alberta**

**MLS # A2188426**



**\$229,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	722 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Updated and Move-In Ready 1-Bedroom, 1-Bathroom Condo in Hays Farm. Discover this beautifully updated third-floor unit in the sought-after Hays Farm community. Boasting a spacious Southwest-facing balcony, this home offers a serene view of lush green space while allowing for abundant natural sunlight through large patio doors. The unit features a generously sized living room with an adjacent dining area, seamlessly connected to a galley-style kitchen equipped with stainless steel appliances, white cabinetry, and ample counter and storage space. The primary bedroom is exceptionally spacious, complete with a large closet, while the clean and well-maintained 4-piece bathroom ensures comfort. A convenient storage room near the main entrance adds extra functionality. This unit includes an assigned parking stall with a plug-in. Residents can enjoy access to shared recreational facilities, including an outdoor pool and tennis court. Conveniently located, this property is within walking distance of schools, shopping, restaurants, and the LRT. Condo fees cover heat and water. Don't miss this opportunity to own a move-in-ready home in a prime location. Call today to schedule your private viewing!