



THE
A-TEAM

**RE/MAX
FIRST**

820 89 Avenue #327, Calgary T2V 4N9

MLS® #: **A2163279**

Area: **Haysboro**

Listing Date: **09/06/24**

List Price: **\$234,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **729**
Low Sqft:
Ttl Sqft: **729**

DOM

12
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Tennis Court(s)**

Construction: **Brick, Concrete, Wood Frame**
Flooring: **Linoleum, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4' 11" x 7' 11"	Bedroom - Primary	Main	13' 8" x 17' 5"
Dinette	Main	7' 7" x 8' 1"	Kitchen	Main	7' 7" x 7' 6"
Living Room	Main	13' 3" x 18' 8"	Storage	Main	6' 6" x 3' 3"

Legal/Tax/Financial

Condo Fee:
\$515

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: 7710419

Remarks

Pub Rmks: **Welcome to Hays Farm, a charming Haysboro condo community that offers a blend of comfort and convenience. This spacious 1-bedroom, 1-bathroom unit on the 3rd floor is a serene retreat, featuring a large private balcony that overlooks the beautifully landscaped treed courtyard. The interior boasts a bright and inviting white kitchen with ample cabinetry, recently upgraded and updated flooring, and a welcoming floorplan. The living room opens up to the balcony, perfect for enjoying your morning coffee or relaxing with a good book. The generously sized bedroom provides a peaceful haven, while the 4-piece bathroom ensures your comfort. Additional features include convenient in-suite storage for all your essentials. Residents of Hays Farm enjoy access to an array of fantastic amenities, including a social center with a clubhouse ideal for gatherings, a relaxing sauna, bike lockers, and well-maintained tennis courts. During the warmer months, take advantage of the outdoor pool for a refreshing swim. The location is superb, with easy access to Rockyview Hospital, Heritage Park, Downtown, Glenmore Reservoir, Mount Royal University, Chinook Mall, boutique shopping, dining options, transit, and scenic bike paths. Whether you're entertaining guests or seeking a quiet escape, this condo offers the perfect blend of convenience and relaxation.**

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



