



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**820 89 Avenue #330, Calgary T2V 4N9**

MLS® #: **A2176069**

Area: **Haysboro**

Listing Date: **10/30/24**

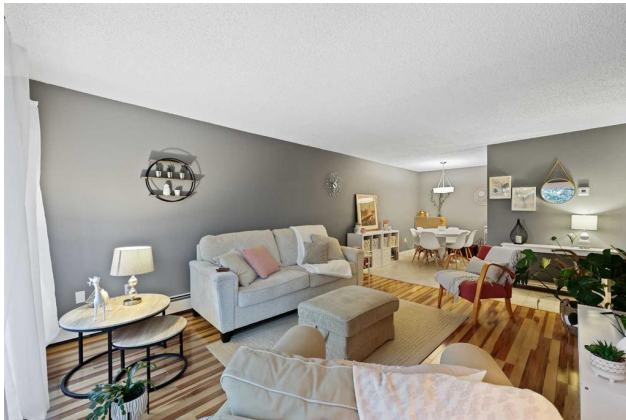
List Price: **\$239,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **724**

Low Sqft:

Ttl Sqft: **724**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Assigned,Stall**

DOM

**22**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Courtyard,Tennis Court(s)**

Construction:

**Brick,Concrete,Wood Siding**

Flooring:

**Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**

Int Feat: **Granite Counters,No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`7" x 13`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 7`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 5`0"</b>
<b>Storage</b>	<b>Main</b>	<b>7`4" x 3`9"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`2" x 6`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`7" x 12`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`11" x 4`2"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$500

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7710419

Remarks

Pub Rmks: **Welcome to your retreat in the sought after community of Haysboro! This impressive third floor condo offers 724sqft of space, featuring a spacious bedroom, updated kitchen with stainless steel appliances, granite counters, a cozy dining area, and a large living room perfect for relaxation. Step outside to the newly upgraded balcony overlooking the courtyard. The bedroom provides ample space easily fitting a king-size bed plus additional furniture, while the updated 4-piece bathroom adds to the move-in ready appeal. Enjoy the convenience of a large storage room inside the unit and take advantage of the well-maintained building's amenities including a laundry room, outdoor pool, tennis courts, and sauna. Conveniently located to Elbow Drive, there are plenty of amenities nearby including restaurants, gym, community garden, parks, and playgrounds. An 18-minute walk to the Heritage LRT Station or a 2-minute walk up 89th Ave to catch the bus allows for easy access around the city. This unit also comes with an assigned parking stall. Don't miss out on this opportunity, book your showing today!**

Inclusions: N/A  
Property Listed By: Optimum Realty Group

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





