



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2425 90 Avenue #217, Calgary T2V 4X8**

MLS®#: **A2181809**

Area: **Palliser**

Listing Date: **12/04/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1981**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,346**  
Low Sqft:  
Ttl Sqft: **1,346**

DOM

**49**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`6" x 3`9"
Living Room	Main	18`8" x 18`7"
Balcony	Main	7`7" x 10`5"
Kitchen	Main	11`2" x 9`7"
4pc Bathroom	Main	10`5" x 4`11"
Bedroom - Primary	Main	17`10" x 11`4"
3pc Ensuite bath	Main	10`2" x 5`1"

Room	Level	Dimensions
Dining Room	Main	11`3" x 7`11"
Bedroom	Main	10`5" x 9`3"
Breakfast Nook	Main	11`6" x 5`9"
Laundry	Main	6`2" x 7`4"
Bedroom	Main	11`6" x 8`10"
Walk-In Closet	Main	6`2" x 6`0"

Legal/Tax/Financial

Condo Fee:  
**\$981**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**S-CI**

Legal Desc: **8110625**

Remarks

Pub Rmks: **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.**

Inclusions:  
Property Listed By: **Hood Fan  
RE/MAX Realty Professionals**

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







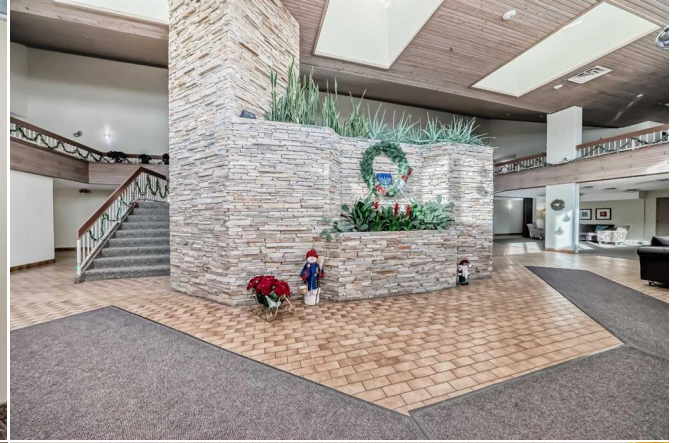
















217-2425 90 Ave SW, Calgary - MAIN



Room	Dimensions	Room	Dimensions	Room	Dimensions
Bedroom	10'6" x 11'0"	Primary Dining	11'0" x 7'11"	Living	16'8" x 16'0"
Bedroom	10'0" x 9'0"	Bath	7'7" x 5'0"	Breakfast Nook	11'0" x 5'0"
Kitchen	11'2" x 9'7"	Laundry	6'2" x 7'4"	Bathroom #2	10'5" x 4'11"
Bedroom	11'0" x 9'10"	Primary Bedroom	17'0" x 11'4"	Walk-in Closet	6'2" x 4'10"

This drawing is for informational purposes only and does not constitute an offer of real estate. It is not intended to be used for any other purpose. Best illustration of the estimated approximate interior layout. This drawing is to be used in conjunction with the marketing plan process. May not be published, distributed or used for other purposes. Best illustration of the estimated approximate interior layout. This drawing is to be used in conjunction with the marketing plan process. May not be published, distributed or used for other purposes. Best illustration of the estimated approximate interior layout.

December 2, 2024

Job #: 05938