



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2425 90 Avenue #214, Calgary T2V 4X8**

MLS®#: **A2187831**      Area: **Palliser**      Listing Date: **01/17/25**      List Price: **\$284,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1980**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **994**  
 Low Sqft:  
 Ttl Sqft: **994**

DOM

**15**  
Layout  
 Beds: **1 (1)**  
 Baths: **1.5 (1 1)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick,Concrete,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **None**  
 Int Feat: **Breakfast Bar,Granite Counters,Pantry,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 10`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 15`7"</b>	<b>Den</b>	<b>Main</b>	<b>9`3" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`11" x 11`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>2pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee: **\$765**      Title: **Fee Simple**      Zoning: **S-CI**

Fee Freq:  
**Monthly**

Legal Desc: **8110625**

Remarks

Pub Rmks: **Welcome to Bayshore Park! This main floor 1 bedroom and 1.5 bath unit has an open plan and an updated kitchen with plenty of cabinets, built-in computer desk, granite counter tops and pass-through with breakfast bar. The dining/living room area features a gas fireplace, is of a good size and has patio doors leading to your balcony with views of the court yard. Adjacent to the living room is a den/sitting area with built-in display cabinet. The primary bedroom has a bay window, 2 closets - one of which is a walk-in and a 4 piece ensuite. There is a large insuite storage room and a 2 piece bath with laundry hookups to complete this home. You also have an assigned indoor parking stall and storage locker. This home will require fresh paint, flooring and some updating. Bayshore Park is an adult only (25+) complex and offers many amenities including a fitness room, shuffleboard and pool table area, party room, and an expansive lobby area with more social areas. Excellent location with great access to transit, shopping and steps away from Glenmore reservoir, the Glenmore Sailing Club and South Glenmore Park with it's numerous walking paths and outdoor activity areas.**

Inclusions: **None**  
Property Listed By: **RE/MAX Realty Professionals**

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

















