



THE
A-TEAM

**RE/MAX
FIRST**

2425 90 Avenue #214, Calgary T2V 4X8

MLS® #: **A2187831** Area: **Palliser** Listing Date: **01/17/25** List Price: **\$249,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 11-Mar** 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

78
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

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

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









