



THE
A-TEAM

**RE/MAX
FIRST**

816 89 Avenue #309, Calgary T2V 4N8

MLS® #: **A2188426**

Area: **Haysboro**

Listing Date: **01/19/25**

List Price: **\$234,900**

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: **722**

Low Sqft:

Ttl Sqft: **722**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall**

DOM

13

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction: **Brick,Concrete,Wood Siding**

Flooring: **Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmnt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`0" x 7`7"
Kitchen	Main	7`3" x 7`2"
4pc Bathroom	Main	7`5" x 4`11"
Balcony	Main	14`1" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`6" x 13`2"
Bedroom - Primary	Main	13`7" x 12`3"
Storage	Main	7`2" x 3`6"

Legal/Tax/Financial

Condo Fee:
\$506

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7710419**

Remarks

Pub Rmks: **Updated and Move-In Ready 1-Bedroom, 1-Bathroom Condo in Hays Farm. Discover this beautifully updated third-floor unit in the sought-after Hays Farm community. Boasting a spacious Southwest-facing balcony, this home offers a serene view of lush green space while allowing for abundant natural sunlight through large patio doors. The unit features a generously sized living room with an adjacent dining area, seamlessly connected to a galley-style kitchen equipped with stainless steel appliances, white cabinetry, and ample counter and storage space. The primary bedroom is exceptionally spacious, complete with a large closet, while the clean and well-maintained 4-piece bathroom ensures comfort. A convenient storage room near the main entrance adds extra functionality. This unit includes an assigned parking stall with a plug-in. Residents can enjoy access to shared recreational facilities, including an outdoor pool and tennis court. Conveniently located, this property is within walking distance of schools, shopping, restaurants, and the LRT. Condo fees cover heat and water. Don't miss this opportunity to own a move-in-ready home in a prime location. Call today to schedule your private viewing!**

Inclusions: **N/A**
Property Listed By: **Royal LePage METRO**

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









