

\$249,900 - 419, 816 89 Avenue Sw, Calgary

MLS® #A2177855

\$249,900

2 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

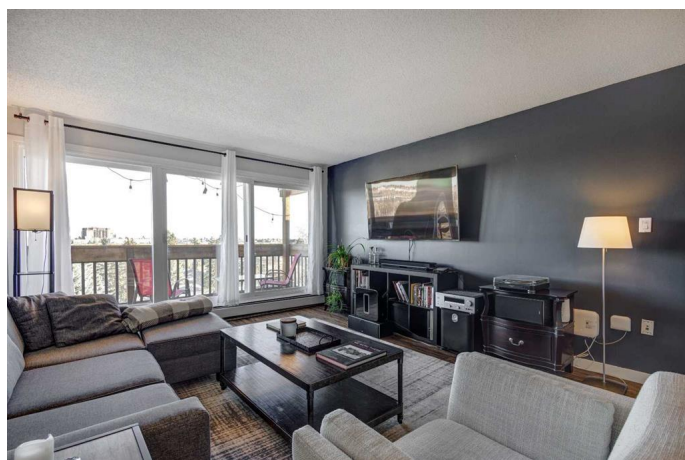
Welcome to top-floor condo living in the desirable Haysboro neighborhood, where this spacious, updated two-bedroom unit offers comfort, convenience, and contemporary style.

This well-lit condo boasts a thoughtfully designed open floor plan, featuring a large east-facing balcony that brings in natural light and provides a serene space to enjoy morning coffee or unwind at sunset. Inside, modern vinyl plank flooring flows seamlessly throughout, enhancing the inviting ambiance.

The living room is spacious and adjoins a dedicated dining area, which flows effortlessly into a functional kitchen equipped with ample storage to meet all your culinary needs.

Updated kitchen includes select recently newer appliances. Both bedrooms are generously sized, each with its own closet, providing plenty of space for storage. One of the standout features of this unit is the in-suite laundry with a combo washer/dryer unit, offering the ultimate convenience. The four-piece bathroom is well-appointed and ready to cater to all your daily routines.

Beyond the unit, enjoy a wealth of amenities, including a tennis court, outdoor pool, and a party room—ideal for both relaxation and entertainment. The condo building features secure, monitored parking and foyer cameras, ensuring peace of mind. An assigned parking stall adds to the convenience, and with close access to the train, public transportation, and popular shopping destinations like Chinook and South Centre Malls, this location is



unmatched. Ample visitor parking.
Each floor has a cozy nook area for casual or quiet gatherings. Perfectly positioned near schools and playgrounds, this property offers a prime lifestyle choice for those seeking modern comfort and accessibility in a vibrant Calgary community. Current condo fees are \$607.63 + a capital levy of \$148.13/month to the end of Dec. 2024.

Built in 1974

Essential Information

MLS® #	A2177855
Price	\$249,900
Sold Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	419, 816 89 Avenue Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N8

Amenities

Amenities	Bicycle Storage, Elevator(s), Outdoor Pool, Park, Party Room, Visitor Parking
Parking Spaces	1

Parking	Assigned, Stall
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Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Microwave, Refrigerator, Electric Range, See Remarks, Washer/Dryer
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Heating	Baseboard
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Cooling	None
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# of Stories	4
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Exterior

Exterior Features	Courtyard, Other, Tennis Court(s)
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Roof	Asphalt Shingle
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Construction	Brick, Wood Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 7th, 2024
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Date Sold	November 14th, 2024
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Days on Market	7
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Zoning	M-C1
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HOA Fees	0.00
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HOA Fees Freq.	MON
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Listing Details

Listing Office	RE/MAX First
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