

# \$229,900 - 309, 816 89 Avenue Sw, Calgary

MLS® #A2188426

**\$229,900**

1 Bedroom, 1.00 Bathroom, 722 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

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!

Built in 1975

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2188426    |
| Price          | \$229,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 722         |
| Acres          | 0.00        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 309, 816 89 Avenue Sw |
| Subdivision | Haysboro              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 4N8               |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Elevator(s), Outdoor Pool, Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                        |
| Parking        | Stall                                                                    |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | See Remarks                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Baseboard                                            |
| Cooling           | None                                                 |
| # of Stories      | 4                                                    |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Brick, Concrete, Wood Siding |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 19th, 2025 |
| Days on Market | 110                |
| Zoning         | M-C1               |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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