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## 110, 816 89 Avenue SW Calgary, Alberta

MLS # A2236616



\$199,999

Division: Haysboro Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 710 sq.ft. Age: 1975 (50 yrs old) **Beds:** Baths: Garage: Stall Lot Size: Lot Feat:

**Heating:** Water: Baseboard, Electric, Hot Water Floors: Sewer: Carpet, Ceramic Tile, Vinyl Plank **Condo Fee:** Roof: \$514 **Basement:** LLD: Exterior: Zoning: M-C1 Wood Frame, Wood Siding Foundation: **Utilities:** 

Features: See Remarks

Inclusions: Floating Shelves

Hey Y'all! Welcome to this charming ground-level 1 bed, 1 bath condo in the vibrant community of Haysboro! Offering 710 sq ft of comfortable living space, this unit features tasteful upgrades including modern vinyl plank flooring and a spacious layout. Enjoy the convenience of your own private ground-level patio—perfect for relaxing or entertaining. Residents have access to outstanding amenities such as an outdoor pool, sauna, tennis and pickleball courts. Situated in a fantastic location close to shops, restaurants, and scenic walking/bike paths, this is a great opportunity for first-time buyers, downsizers, or investors looking for a well-rounded lifestyle in a desirable neighbourhood. This unit is below grade, but has ground level access to the patio.