

# \$269,000 - 313, 816 89 Avenue Sw, Calgary

MLS® #A2234829

**\$269,000**

2 Bedroom, 1.00 Bathroom, 867 sqft

Residential on 0.00 Acres

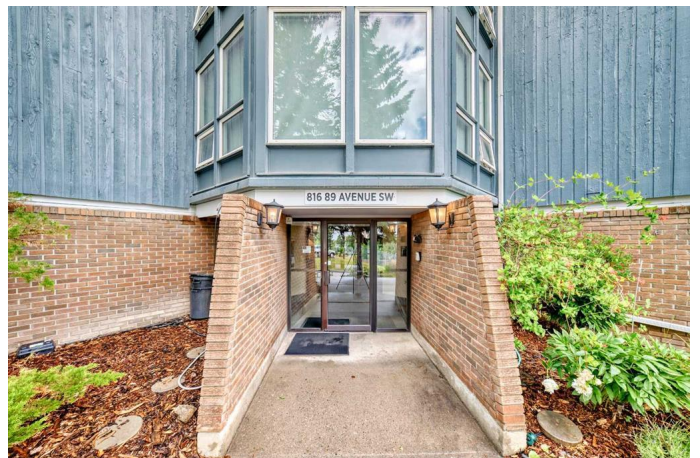
Haysboro, Calgary, Alberta

Welcome to this spacious 2 bedroom condo located in the sought-after mature community of Haysboro. This 3rd floor, corner unit has newly upgraded windows, patio doors and balcony railing. This unit upgraded features including a tiled 4-piece bathroom, new dishwasher, new water saving toilet, in-suite laundry and storage, as well as an assigned covered parking stall, a large balcony where you can enjoy the great views of the huge green space west and north which will bring you peaceful and pleasant enjoyment, no snow worry on balcony in winter. This well maintained and regarded complex boasts wonderful amenities including a club house, an outdoor pool, recreation room, tennis courts, foosball table, steam room, visitor parking and more. This complex is close to the LRT/ public transportation, Heritage Park, 3 schools for all grades, shopping, restaurants. The current rent is \$2000. Book your showing today to explore this comfort living or investment apartment!

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2234829  |
| Price      | \$269,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 867               |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 313, 816 89 Avenue Sw |
| Subdivision | Haysboro              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 4N8               |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Parking, Recreation Facilities, Snow Removal, Storage, Trash, Visitor Parking, Garbage Chute, Outdoor Pool |
| Parking Spaces | 1                                                                                                                                  |
| Parking        | Carport, Covered                                                                                                                   |
| Has Pool       | Yes                                                                                                                                |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage       |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                    |
| Cooling           | None                                                                      |
| # of Stories      | 4                                                                         |
| Basement          | None                                                                      |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Garden, Tennis Court(s) |
| Roof              | Tar/Gravel                       |
| Construction      | Wood Frame, Wood Siding          |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 2nd, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 18   |
| Zoning         | M-C1 |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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