

135, 820 89 Avenue SW
Calgary, Alberta

MLS # A2318908



\$190,000

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	MC-1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

Perched in the heart of one of Southwest Calgary's most mature and leafiest established neighbourhoods, this 2-bedroom residence serves as a brilliant, light-swept unit. Effortlessly balancing quiet park-like privacy with the premium recreational amenities of a private holiday estate, this move-in-ready unit delivers an unparalleled maintenance-free lifestyle. Step into a sunny, open-concept floor plan designed to capture optimal natural light. The central living arena is framed by expansive glass windows that look out onto a canopy of towering, mature trees—effectively bringing the calming, organic energy of the outdoors straight into your daily lounging space. The social layout transitions seamlessly into a modern culinary studio outfitted with beautiful cabinetry and pristine countertops. A natural stream of morning and afternoon sun bathes the entire main tier, creating an airy, uplifting ambiance throughout. The property's smart architectural separation isolates the bedrooms for enhanced acoustic privacy: A deep, King-sized master bedroom built with generous proportions, large wardrobe closet, and a peaceful garden-facing layout. A highly versatile second bedroom that easily transforms to match your lifestyle—whether deployed as a high-energy home gym, a bright creative studio, or a quiet, executive home office space. Slide open the floor-to-ceiling glass terrace doors to discover your own private, south-facing courtyard patio. This sun-drenched concrete terrace serves as a secure outdoor lounge, meticulously framed by lush flower beds and fragrant, mature lilac trees that erupt in full color every spring. Beyond your immediate doorstep, the building delivers an elite, resort-lifestyle amenity package covered entirely by your condo infrastructure: Direct access to a massive, beautifully maintained seasonal outdoor swimming

pool and social sun deck. Private, on-site tennis and pickleball courts, along with manicured green lawns for neighborhood socials. Located just a brief, 15-minute scenic stroll from the banks of the Glenmore Reservoir. Step out your door and immediately connect to thousands of kilometers of single-track walking paths, cycling trails, and the protected wilderness of the Weaselhead Natural Area. Outdoor Heated Pool, Tennis/Pickleball Courts, & Secure Main Entry, Minutes to Glenmore Landing Shopping, Rockyview Hospital, and the Reservoir Pathway Grid. Don't miss out on this one!