

**207, 2425 90 Avenue SW**  
**Calgary, Alberta**

**MLS # A2329305**



**\$389,990**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Palliser                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,421 sq.ft.                       | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                                                                          |                   |          |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Fan Coil                                                                                                                                                                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Laminate                                                                                                                                                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                                                                                                                        | <b>Condo Fee:</b> | \$ 1,102 |
| <b>Basement:</b>   | -                                                                                                                                                                        | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Wood Frame                                                                                                                                                        | <b>Zoning:</b>    | S-CI     |
| <b>Foundation:</b> | -                                                                                                                                                                        | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |          |
| <b>Inclusions:</b> | Bar Stools (x4), TV's (x3), TV Brackets, 2 Refrigerators in total                                                                                                        |                   |          |

Welcome to 207, 2425 90 Avenue SW, an exceptional opportunity to enjoy spacious, low-maintenance living in the highly sought-after Bayshore Park community. This recently renovated 25+ condominium offers an inviting floor plan, generous room sizes, and outstanding building amenities, making it an excellent choice for downsizers, professionals, or anyone looking to enjoy a carefree lifestyle in one of Calgary's most established southwest neighbourhoods. Step inside and discover a bright, open-concept layout designed for both everyday comfort and effortless entertaining. Large windows fill the living and dining areas with natural light, creating a warm and welcoming atmosphere throughout. Recent updates include a newer kitchen, appliances, flooring, paint, and countertops, giving the home a fresh, modern feel. The spacious living room offers plenty of room to relax while providing easy access to your private balcony, the perfect place to enjoy your morning coffee or unwind at the end of the day. The beautifully refreshed kitchen offers ample cabinetry, generous counter space, and a practical layout that makes meal preparation simple and efficient. Whether preparing everyday meals or hosting family and friends, the adjoining dining area provides an ideal setting for gathering together. The primary bedroom offers a peaceful retreat with plenty of space for a king-sized bedroom set, generous closet space, and a private ensuite bathroom. A second bedroom provides flexibility for guests, a home office, or hobby room, while the additional full bathroom adds convenience for both residents and visitors. In-suite laundry and additional storage further enhance the functionality of this thoughtfully updated home. Residents of Bayshore Park enjoy an impressive collection of amenities designed to complement an active and social lifestyle. The

building features a fitness centre, library, games room, hobby and woodworking rooms, meeting spaces, beautifully maintained common areas, secure heated underground parking, visitor parking, and additional storage. Professionally managed and exceptionally maintained, this established 25+ community offers peace of mind and a true lock-and-leave lifestyle. Living in Palliser means enjoying one of Calgary's most desirable southwest communities, where mature trees, quiet streets, and abundant green space create a peaceful setting. You'll be just moments from South Glenmore Park, the pathways surrounding the Glenmore Reservoir, Glenmore Landing shopping, restaurants, caf&eacute;s, transit, and everyday amenities. Whether you enjoy walking, cycling, kayaking, or simply relaxing outdoors, Palliser offers an exceptional balance of nature, convenience, and community, making it a wonderful place to call home for years to come. Don't miss this opportunity&mdash;book your private showing today!