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314, 2425 90 Avenue SW
Calgary, Alberta

MLS # A2342089



$295,000

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	965 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	1	**Baths:**	1 full / 1 half
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 756
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Vinyl Siding	**Zoning:**	S-CI
Foundation:	-	**Utilities:**	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: White Cabinet in Pantry

Welcome to this beautifully designed top floor 1-bedroom plus den condo in the highly sought-after community of Palliser right near the Glenmore Reservoir. Offering 965 square feet of fully air conditioned and functional living space, this home features a desirable open-concept layout that feels exceptionally bright and spacious, with large windows letting in an abundance of natural light. Newer vinyl plank flooring flows seamlessly throughout the main living areas, the bedroom, and the ensuite. The kitchen is a chef's delight, featuring a separate eating area and a large walk-in pantry for ultimate organization. Stylish two-tone cabinets with upper cabinets at ceiling height provide added functionality. The dining room is adjacent to the kitchen and opens to the living room. Just off the living room, the den is a wonderful space with ample room to accommodate a desk, bookcases, and other necessities for a complete home office. The bedroom is very spacious and can accommodate a king bed, and has both a double closet and a separate, single closet. For added convenience, the laundry facilities are in the large powder room, which also features a generous storage area. Step outside to relax on your spacious private balcony located just off the living room or enjoy the incredible lifestyle and urban convenience this prime location offers. Bayshore Park is a quiet concrete building, situated just steps away from the Glenmore Landing shopping center and minutes from the extensive walking and biking paths surrounding the scenic Glenmore Reservoir, and a short drive to the Rockyview Hospital. Your monthly condo fees grant you full access to the exceptional resort-style amenities within the building, including a fully equipped fitness facility, a vibrant games room, a quiet library, a professional board room, and an expansive common outdoor patio space perfect for enjoying sunny days.

Complete with one secure heated underground parking stall and a private, oversized storage locker, this property is perfect for first-time buyers, Investors, professionals, or downsizers seeking a maintenance-free lifestyle in one of Calgary's most established neighbourhoods. Please note this is a 25-year-old+ building, and no pets are allowed.

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