

116, 2425 90 Avenue SW
Calgary, Alberta

MLS # A2353143

\$339,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,315 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Underground, Workshop in Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,017
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	S-CI
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Tastefully renovated and ideally located across from the beautiful green spaces of South Glenmore Park, this spacious 1,314 sq. ft. two-bedroom residence offers comfortable living with an inviting blend of style and functionality. The updated kitchen and bathrooms feature tasteful finishes, newer stainless steel appliances, and a modern walk-in shower. Enjoy the warmth of a fireplace, plus the added versatility of a separate den. Exceptional amenities include a fully equipped gym, sauna, entertainment room, south-facing sundeck, and workshop/hobby room. Secure underground parking, controlled-access entry, and security cameras provide added peace of mind. An outstanding opportunity to enjoy a well-appointed home in a desirable location with parkland, recreation, and an impressive array of amenities right at your doorstep. See virtual tour within for addition photos and 360's of the interior