## ROBERT HART MOORE GRASSROOTS REALTY GROUP

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## 325, 2425 90 Avenue SW Calgary, Alberta

MLS # A2272548



\$328,880

Division:	Palliser					
Туре:	Residential/Low Rise (2-4 stories)					
Style:	Apartment-Single Level Unit					
Size:	1,007 sq.ft.	Age:	1980 (45 yrs old)			
Beds:	2	Baths:	2			
Garage:	Stall, Underground					
Lot Size:	-					
Lot Feat:	-					

Floors:Vinyl PlankSewer:-Roof:Tar/GravelCondo Fee:\$ 771Basement:-LLD:-Exterior:Brick, Concrete, Vinyl Siding, Wood FrameZoning:S-C1Foundation:-Utilities:-	Heating:	Baseboard	Water:	-
Basement: - LLD: -  Exterior: Brick, Concrete, Vinyl Siding, Wood Frame Zoning: S-C1	Floors:	Vinyl Plank	Sewer:	-
Exterior: Brick, Concrete, Vinyl Siding, Wood Frame Zoning: S-C1	Roof:	Tar/Gravel	Condo Fee:	\$ 771
	Basement:	-	LLD:	-
Foundation: - Utilities: -	Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	S-C1
	Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

Inclusions:

Nice, massively renovated with a permit, 2 bedrooms with 2 full bathrooms in Bayshore Park situated in highly sought after Palliser. Remodeled ceiling, New paint, baseboards, lightings and flooring through out the unit. 8.98" width SPC vinyl flooring provides durability and is waterproof. Kitchen cabinets are thoughtfully planned with pull-out working shelf and drawers. Granite counter top and backsplash. Brand new appliances: Fridge, Electric Range, Microwave & Dishwasher. Large living room has a new refaced fireplace. Two 4 pcs bathrooms with new toilets, medicine cabinets, vanity, faucet, shower head, even re-tiled floor and walls for the ensuite shower room. This age 25+ building provides lots of facility: meeting areas, reading area, car wash, playing piano, fitness room, sauna, snookers & etc. The best of all, just steps away to Glenmore Park South for strolling, healthy living. Fantastic location, close to shopping, public transit and schools.