



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
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**313, 816 89 Avenue SW**  
**Calgary, Alberta**

**MLS # A2234829**



**\$269,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Covered		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 614
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage		

**Inclusions:** none

Welcome to this spacious 2 bedroom condo located in the sought-after mature community of Haysboro. This 3rd floor, corner unit has newly upgraded windows, patio doors and balcony railing. This rented apartment current rent is \$2000. This unit upgraded features including a tiled 4-piece bathroom, new dishwasher, new water saving toilet, in-suite laundry and storage, as well as an assigned covered parking stall, a large balcony where you can enjoy the great views of the huge green space which will bring you peaceful and pleasant enjoyment, no snow worry on balcony in winter. This well maintained and regarded complex boasts wonderful amenities including a club house, an outdoor pool, recreation room, tennis courts, foosball table, steam room, visitor parking and more. This complex is close to the LRT/ public transportation, Heritage Park, 3 schools for all grades, shopping, restaurants. Book your showing today to explore this comfort living or investment apartment!