

\$208,000 - 326, 820 89 Avenue Sw, Calgary

MLS® #A2247511

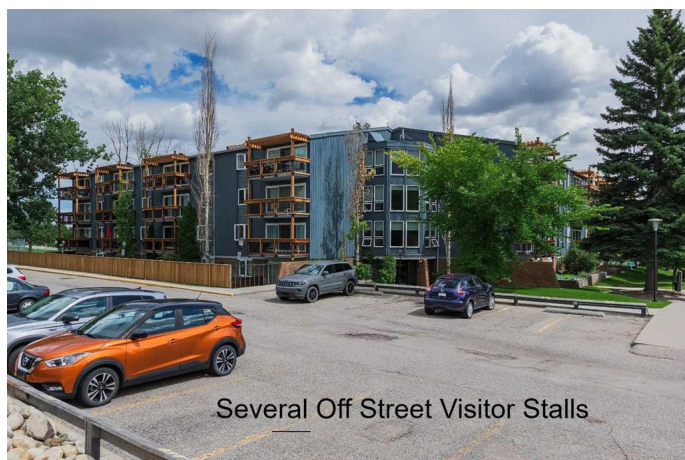
\$208,000

1 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Looking for a calmer living experience with a blend of comfort and a view with the natural beauty of mature greenery?...You'll want to see this one bed/one bath home with a lush greenspace and mature trees right outside your windows. With just over 700 sq. ft. this east facing unit streams in an abundance of natural light. Whether you're a first time buyer, downsizer or Investor, you'll find this property addresses your various needs. The unit presents an easy flow for use of the space with a larger living room, galley kitchen (new taps & newer appliances in approx. 2017), well sized dinette, bedroom to suite a king bed, an in-suite storage room and 4 pc. bath. The tub and surround are newly refinished, a new light fixture was added and new counter top added (approx. 2017). The building has been well maintained with updated vinyl windows, patio doors, and more recently updated exterior work with balcony railings. Concrete slab between floors minimizes sound transfer. Great curbside appeal! An assigned parking stall and several visitor stalls are close to the main doors. The numerous amenities include tennis/pickle ball courts, outdoor swimming pool/change rooms/sauna, secured bike storage bldg., common laundry room, and a large community room for rent. An excellent location within Haysboro as its walking distance to 3 levels of schools, Heritage LRT Station, Public City Transit, and the Haysboro Community Ctr. A short drive will bring you to Chinook Mall and a plethora of professional



services/restaurants along Macleod Trail, Elbow Dr. and Hertiage Dr. This home presents an excellent opportunity for the discerning buyer!

Built in 1975

Essential Information

MLS® #	A2247511
Price	\$208,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	726
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	326, 820 89 Avenue Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N9

Amenities

Amenities	Laundry, Parking, Sauna, Visitor Parking, Pool
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None

of Stories 4

Exterior

Exterior Features Balcony, Tennis Court(s)
Roof Asphalt Shingle
Construction Brick, Concrete, Wood Frame, Wood Siding

Additional Information

Date Listed August 12th, 2025
Days on Market 12
Zoning M-C1

Listing Details

Listing Office TREC The Real Estate Company

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