

# \$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	Parking, Visitor Parking, Laundry, Pool, Sauna
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      1

Zoning                 M-C1

## **Listing Details**

Listing Office        TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.