



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

118, 2425 90 Avenue SW
Calgary, Alberta

MLS # A2328042



\$293,000

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,096 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 864
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	S-CI
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully updated main-floor 1-bedroom plus den condo in the highly sought-after 25+ community of Palliser. Offering just under 1,100 square feet of thoughtfully designed living space, this bright and spacious home features an open-concept layout with large windows that fill the home with natural light. Recent updates include brand-new luxury vinyl plank flooring, fresh paint throughout, and a brand-new private deck, making this home truly move-in ready. The generous living and dining areas provide plenty of space to relax or entertain, while the versatile den is ideal for a home office, reading nook, or hobby space. The spacious primary bedroom easily accommodates a king-size bed and offers excellent closet space, while the large bathroom with in-suite laundry and additional storage adds everyday convenience. Complete with a heated underground parking stall and an oversized storage locker, this home is ideally located just steps from Glenmore Landing, the Glenmore Reservoir pathway system, South Glenmore Park, and the Glenmore Sailing Club, offering easy access to shopping, dining, cafés, and endless opportunities to enjoy the outdoors. Perfect for downsizers or professionals seeking a maintenance-free lifestyle in one of southwest Calgary's most established communities.