

\$338,800 - 309, 2425 90 Avenue Sw, Calgary

MLS® #A2251438

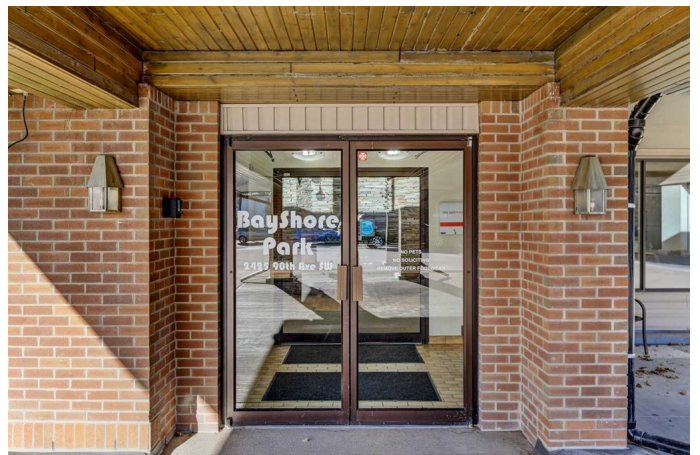
\$338,800

2 Bedroom, 2.00 Bathroom, 1,414 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Unbeatable value! Over 1,400 sqft of living space on the top floor overlooking the west courtyard. This sprawling 2 bedroom, 2 bathroom condo has it all! Full size in-suite laundry, built-in cabinets, guest bedroom/home office & separate 3-piece with step-in shower. Beautifully upgraded kitchen featuring full length white lacquered Shaker cabinets, 2 custom glass China cabinets, fully tiled backsplash & re-designed recessed lighting. What sets this condo aside from most others is the amazing combined 21'x25' living and dining room space - great for large family gatherings or for entertaining! A beautiful brick-faced, gas fireplace is the focal point of the room. The west wall overlooking the courtyard has over 20' of glass and brings in an abundance of natural light. You can step out the sliding doors to a spacious balcony to enjoy the sunshine, then step back into your air cooled condo. Two large bedrooms, including a large primary suite with a walk-in closet and 4-piece bath (converted step-in tub). Not much downsizing is required to move into this spacious condo! Excellent amenities including a stunning lobby fireplace and sitting area, fitness room with sauna, games room with shuffleboard and billiard table, wonderful social lounge with fully equipped kitchen and weekly coffee club, library, meeting room, exterior sun deck and lounge area, additional storage lockers plus a car wash! Bayshore Park is an investment in both real estate and lifestyle. Very active



volunteer group and many social activities to enjoy. Professionally managed 25+ adult complex (no pets allowed). Wonderful location nestled between Oakridge and Palliser, close to many restaurants, medical offices, Co-op, Safeway and just steps to the gorgeous pathways at Glenmore Reservoir. Pick your possession and move right in.

Built in 1980

Essential Information

MLS® #	A2251438
Price	\$338,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,414
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	309, 2425 90 Avenue Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4X8

Amenities

Amenities	Elevator(s), Fitness Center, Visitor Parking, Party Room, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Underground, Parkade

Interior

Interior Features	Bookcases, Built-in Features
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 28th, 2025
Days on Market	12
Zoning	S-CI

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.