# 116 2425 90 Avenue SW

Calgary | Active | MLS® A2353143

**$339,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1980** | **1,314.8 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

Tastefully renovated and ideally located across from the beautiful green spaces of South Glenmore Park, this spacious 1,314 sq. ft. two-bedroom residence offers comfortable living with an inviting blend of style and functionality. The updated kitchen and bathrooms feature tasteful finishes, newer stainless steel appliances, and a modern walk-in shower. Enjoy the warmth of a fireplace, plus the added versatility of a separate den.
Exceptional amenities include a fully equipped gym, sauna, entertainment room, south-facing sundeck, and workshop/hobby room. Secure underground parking, controlled-access entry, and security cameras provide added peace of mind. An outstanding opportunity to enjoy a well-appointed home in a desirable location with parkland, recreation, and an impressive array of amenities right at your doorstep. See virtual tour within for addition photos and 360’s of the interior A+

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2353143 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 1980 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 1,314.8 sq. ft. |
| **Main Level Finished Area:** | 1,314.8 sq. ft. |
| **Condo Fee:** | $1,017.00 |

| | |
|---|---|
| **Condo Fee Includes:** | Amenities of HOA/Condo, Cable TV, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water |
| **Acreage:** | No |
| **Front Exposure:** | West |
| **Unit Exposure:** | West |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1980 (Age: 46) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 8110625 |
| **Heating:** | Hot Water, Natural Gas |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Vinyl Siding |
| **Structure Type:** | Low Rise (2-4 stories) |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Vinyl Plank |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Brick Facing, Living Room, Masonry, Wood Burning |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Guest, Parkade, Underground, Workshop in Garage |
| **Parking Covered:** | 1 |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / 1 |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Bayshore Park |
| **Community:** | Palliser |
| **Amenities:** | Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Roof Deck, Secured Parking, Snow Removal, Storage, Visitor Parking, Workshop |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Pets Not Allowed |
| **Pets Allowed:** | No |
| **Main Floor** | Living Room · 18'6" × 14' · |
| **Main Floor** | Dining Room · 11'9" × 11'7" · |
| **Main Floor** | Kitchen With Eating Area · 11'1" × 10'9" · |

| | |
|---|---|
| **Main Floor** | Bedroom · 15'4" × 11'9" · |
| **Main Floor** | Office · 10'6" × 9'11" · |
| **Main Floor** | Laundry · 7'6" × 6'3" · |
| **Main Floor** | Bedroom - Primary · 15'4" × 11'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Lake, Park, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | No Animal Home, No Smoking Home, Storage |
| **Exterior Features:** | Courtyard, Private Entrance |
| **Patio And Porch Features:** | Patio |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | S-CI |
| **Listed Date:** | Oct 17, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-2425-90-avenue-sw-calgary-a2353143/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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