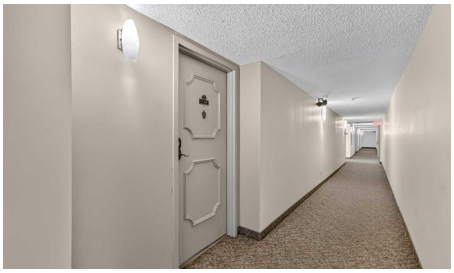
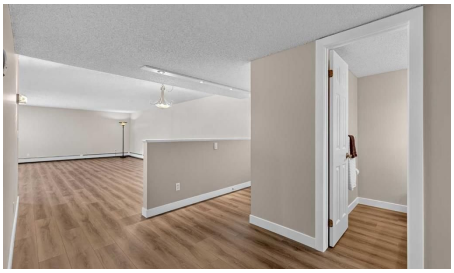
118 2425 90 Avenue SW

Calgary | Active | MLS® A2349559

$254,900









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**1980**	**1,096.44 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

OPEN HOUSE SUNDAY NOV 22ND 12-4PM 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349559
Bedrooms	1
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:	1,096.44 sq. ft.
Main Level Finished Area:	1,096.44 sq. ft.

Condo Fee:	$864.04
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions
Front Exposure:	North
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1980 (Age: 46)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	8110625
Heating:	Hot Water
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Bayshore Park
Community:	Palliser
Amenities:	Elevator(s), Fitness Center, Parking, Party Room, Roof Deck, Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	None
Restrictions:	Adult Living, Pets Not Allowed, Utility Right Of Way
Pets Allowed:	No
Main Floor	Living Room · 18'2" × 16' ·
Main Floor	Kitchen · 13'5" × 9'7" ·
Main Floor	Dining Room · 13'5" × 10'5" ·
Main Floor	Bedroom - Primary · 13'11" × 12'2" ·
Main Floor	Walk-In Closet · 6'1" × 5'11" ·
Main Floor	Foyer · 5'4" × 3'8" ·
Main Floor	Laundry · 11'2" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Walk-In Closet(s)

Exterior Features:	Lighting
Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	S-CI
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/118-2425-90-avenue-sw-calgary-a2349559/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.