314 2425 90 Avenue SW

Calgary | Active | MLS® A2342089

$295,000









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**1980**	**965 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

Welcome to this beautifully designed top floor 1-bedroom plus den condo in the highly sought-after community of Palliser right near the Glenmore Reservoir. Offering 965 square feet of fully air conditioned and functional living space, this home features a desirable open-concept layout that feels exceptionally bright and spacious, with large windows letting in an abundance of natural light. Newer vinyl plank flooring flows seamlessly throughout the main living areas, the bedroom, and the ensuite. The kitchen is a chef's delight, featuring a separate eating area and a large walk-in pantry for ultimate organization. Stylish two-tone cabinets with upper cabinets at ceiling height provide added functionality. The dining room is adjacent to the kitchen and opens to the living room. Just off the living room, the den is a wonderful space with ample room to accommodate a desk, bookcases, and other necessities for a complete home office. The bedroom is very spacious and can accommodate a king bed, and has both a double closet and a separate, single closet. For added convenience, the laundry facilities are in the large powder room, which also features a generous storage area.
Step outside to relax on your spacious private balcony located just off the living room or enjoy the incredible lifestyle and urban convenience this prime location offers. Bayshore Park is a quiet concrete building, situated just steps away from the Glenmore Landing shopping center and minutes from the extensive walking and biking paths surrounding the scenic Glenmore Reservoir, and a short drive to the Rockyview Hospital. Your monthly condo fees grant you full access to the exceptional resort-style amenities within the building, including a fully equipped fitness facility, a vibrant games room, a quiet library, a professional board room, and an expansive common outdoor patio space perfect for enjoying sunny days. Complete with one secure heated underground parking stall and a private, oversized storage locker, this property is perfect for first-time buyers, Investors, professionals, or downsizers seeking a maintenance-free lifestyle in one of Calgary's most established neighbourhoods. Please note this is a 25-year-old+ building, and no pets are allowed.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342089
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:	965 sq. ft.
Main Level Finished Area:	965 sq. ft.
Condo Fee:	$756.03
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	No One Above
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:	Baseboard

New Constr.:	No
Construction Material:	Brick, Concrete, Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Linoleum, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Assigned, Heated Garage, Underground
Parking Places:	1
Parking Total/Covered:	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, Roof Deck, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	White Cabinet in Pantry
Restrictions:	Adult Living, Pets Not Allowed, See Remarks
Pets Allowed:	No
Main Floor	Living Room · 13'10" × 11'6" ·
Main Floor	Dining Room · 9'3" × 9'1" ·
Main Floor	Kitchen · 12'7" × 10' ·

Main Floor	Nook · 9' × 6'9" ·
Main Floor	Den · 9'7" × 9'5" ·
Main Floor	Bedroom - Primary · 19'1" × 11'4" ·
Main Floor	Pantry · 6'4" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Golf, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	S-CI
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/314-2425-90-avenue-sw-calgary-a2342089/

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