# \$489,999 - 101, 210 86 Avenue Se, Calgary

MLS® #A2229904

# \$489,999

3 Bedroom, 2.00 Bathroom, 1,383 sqft Residential on 0.00 Acres

Acadia, Calgary, Alberta

Discover this beautifully maintained and spacious 3-bedroom, 1.5-bathroom townhouse offering nearly 1,400 sq. ft. of comfortable living in the highly desirable community of Acadia. Tucked away in a tree-lined setting, this home features a stunning private patio surrounded by mature trees and lush greenery making it your own peaceful retreat in the city.

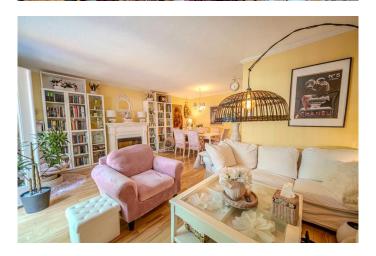
The home has been fully renovated. Inside, you'll find warm and inviting tones complemented by rich hardwood flooring throughout. The upgraded kitchen is a chef's delight, complete with an island, granite countertops, stainless steel appliances, and ample cabinetry for all your culinary needs. The open living room / dining room combination is perfect for families and guests.

Upstairs, all three bedrooms are generously sized, each with its own closet, and they share a well-appointed full bathroom, equpped with a Jetted bathtub. A convenient half-bath is located on the main floor. The attached single-car garage adds everyday convenience and extra storage. The home boasts new composite siding (1 year ago) funded by the strong reserve fund and the board has been fantastic with mainteannce of the grounds and building structure.

Located in a central Calgary location, this home is just steps from an incredible variety of shops, restaurants, parks, playgrounds, and







schools. With everything you need within walking distance, this is urban living with a community feel.

Whether you're a growing family, first-time buyer, or savvy investor, this Acadia gem is a must-see. Homes in this area don't come up often, Call your agent and come see this gem today!

Built in 1970

## **Essential Information**

MLS® # A2229904 Price \$489,999

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,383

Acres 0.00 Year Built 1970

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 101, 210 86 Avenue Se

Subdivision Acadia
City Calgary
County Calgary
Province Alberta
Postal Code T2H 1N6

#### **Amenities**

Amenities Trash, Visitor Parking

Parking Spaces 2

Parking Assigned, Garage Faces Front, Single Garage Attached, Stall

# of Garages 1

#### Interior

Interior Features Granite Counters, Kitchen Island, No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Floor Furnace, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Partial, Partially Finished

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Few Trees, Landscaped, Lawn, Many Trees, No Neighbours

Behind, Street Lighting

Roof Asphalt Shingle

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 3

Zoning M-CG

## **Listing Details**

Listing Office Comox Realty

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