

# \$434,900 - 17, 210 86 Avenue Se, Calgary

MLS® #A2236518

**\$434,900**

3 Bedroom, 2.00 Bathroom, 1,238 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Charming End-Unit Condo in Highland Estates, Acadia. Welcome to this fantastic end-unit condo with attached garage in the sought-after Highland Estates, perfectly located in the heart of Acadia. This bright and inviting 3-bedroom, 1.5 bath home offers over 1,500 sq. ft. of living space and checks all the boxes for today's discerning buyer. Here are the main level highlights: Spacious kitchen flooded with natural light, ample cabinetry and counter space, and a generous eat-in area, Gleaming engineered hardwood flooring in the living room/dining room, Open-concept, bright, living and dining room, ideal for entertaining, Convenient half-bath, and access to a private patio off the living room – perfect for summer BBQs and morning coffee. Second Level Features: Large primary bedroom, Updated 4-piece bath with tiled surround, Two additional bedrooms, perfect for kids, guests, or a home office. Lower Level Convenience: Partially finished basement with direct access to the attached single garage, Large Laundry and utility room. Extra driveway parking for added convenience. Perks: Low condo fees of \$370/month, Walking distance to parks, playgrounds, schools, and shopping, Easy access to Macleod Trail and Heritage LRT station and Acadia Rec Centre, a community hub with tons of events and activities. Upgrades Include: Front Door Dec 2024, Windows April 2020 (except office), Kitchen upgrades 2021-2025, Upper Bathroom



December 2020, Hot Water Heater October 2020. This home offers the perfect blend of space, functionality, and location. Whether you're a first-time buyer, a growing family, or looking to downsize, this pet-friendly gem in Acadia is ready to welcome you!

Built in 1970

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2236518      |
| Price          | \$434,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,238         |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 17, 210 86 Avenue Se |
| Subdivision | Acadia               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2H 1N6              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground, Other      |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                              |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                                         |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Partial                                                                            |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Rain Barrel/Cistern(s)                                         |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                |
| Construction      | Concrete, Brick, Wood Siding                                   |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 52             |
| Zoning         | M-CG d44       |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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.