49, 210 86 Avenue SE
Calgary, Alberta

MLS # A2221254

$375,000

Division:	Acadia
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,372 sq.ft.	**Age:**	1970 (55 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Assigned, Off Street, Stall
Lot Size:	-
Lot Feat:	Back Yard, Landscaped, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 366
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Storage		

Inclusions:	N/A

Welcome to Highland Estates where this 3 bedroom, 1.5 bathroom townhome is situated perfectly within walking distance to local amenities, grocery store, communal park & playground in the desirable community of Acadia. This unit faces directly onto 84 Avenue SE with street parking passes available - and it's own assigned parking stall. The bright main level, with tile and laminate throughout, features a spacious living/dining area with oversized patio doors giving access to the private patio surrounded by mature trees with gate access to communal greenspace and pathways in a park-like setting. A well equipped kitchen and 2 piece bathroom complete this level. Upstairs you will find an over-sized primary bedroom with his and her closets, and 2 additional generously scaled bedrooms share a 4 piece bathroom. Downstairs is undeveloped with ample storage and space for a future family room, home gym, play room, office or guest space. Easy access throughout the city via nearby LRT and Macleod Tr. Book your viewing today!