

**1, 251 90 Avenue SE
Calgary, Alberta**

MLS # A2227477



\$389,900

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	940 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Natural Woodwork, No Smoking Home, Quartz Counters		

Inclusions: N/A

Rare Find in Acadia SE with this charming 3-Bedroom Townhome with Incredible Value! Welcome to your next home or investment opportunity in the highly sought-after community of Acadia SE. Nestled in the rarely available Carriage Park complex, this 3-bedroom townhome with low condo fees offers exceptional value and lifestyle. Step into your own private sanctuary—a fully fenced front yard lush with mature trees and perennials, perfect for morning coffee or unwinding later in the day. Inside, you’re welcomed by a spacious entryway leading to a bright living room with serene garden views. The inviting dining area flows into a well-appointed kitchen, featuring a built-in wall oven, gas cooktop, and generous counterspace—ideal for home chefs and entertainers alike. Upstairs, find three well-sized bedrooms offering privacy and versatility for families or remote work setups. The primary bedroom impresses with a custom barn door feature and all bedrooms have ceiling fans for added comfort. A stylishly updated 4-piece bathroom completes the upper level. The partially finished basement expands your space even more with a cozy rec room, a second upgraded bathroom with walk-in shower and heat lamp, laundry area, ample storage and endless potential for further development. This lovingly maintained home boasts recent upgrades including newer windows(2018), newer roof(2020),new hot water tank(2025), and more—providing peace of mind and energy efficiency. Enjoy the convenience of a parking stall w/ plug in, plus the assurance of a well-run, proactive management team all within a beautifully maintained complex. With top-rated schools, green parks, tennis centre, City of Calgary recreation Centre w/ pool, excellent transit, and shopping all within walking distance or a few minutes drive away, this rare opportunity

won't last long. Book your private viewing!