

**33, 366 94 Avenue SE
Calgary, Alberta****MLS # A2241059****\$249,900**

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Acadia | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 758 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 463 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Step into this beautifully updated 2 bedroom, 1 bathroom home at 366 94 Ave SE, Calgary, Alberta, featuring stunning NEW FLOORING that transforms the space with modern style and easy maintenance. The bright and welcoming layout showcases gorgeous rich wood-look flooring that flows seamlessly from the kitchen through the hallway and into the main living areas, creating a cohesive and contemporary feel throughout the home. The kitchen features white cabinetry, stainless steel appliances, and a warm wood countertop that beautifully complements the new flooring. Updated fixtures and neutral paint tones enhance the overall modern aesthetic. One of the standout features is the IN-SUITE LAUNDRY with your own washer and dryer - a rare and valuable amenity in the complex that offers ultimate convenience and privacy. The unit also includes generous in-suite storage space and access to secure bike storage in the resident shed for outdoor enthusiasts. The spacious living room offers flexible layout options and flows seamlessly to a private balcony, perfect for relaxing or entertaining. The full bathroom features stylish tilework and modern fixtures, while the updated lighting throughout adds to the home's contemporary appeal. Additional parking stalls are available for rent at just \$10/month through the condo board, and there's plenty of visitor parking for guests. This well-maintained complex offers excellent privacy with its fenced perimeter (no drive-through traffic) and is ideally located within walking distance to the Acadia Recreation Complex with swimming pool, National Tennis Centre, Ecole de la Source French school, and provides excellent transit connections including bus routes and C-Train access. With its prime location, beautiful flooring updates, in-suite laundry convenience, and move-in ready condition, this unit represents exceptional

value in this desirable complex. Don't miss this opportunity!