

**30, 219 90 Avenue SE
Calgary, Alberta**

MLS # A2254329



\$380,000

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 481
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d52
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

With 4 good-sized BEDROOMS on the upper level, this is a rare find nowadays, for an END-UNIT townhouse in this quiet Acadia community! On the main level, you will find an eat-in/ breakfast nook in the spacious kitchen area, an open concept dining room and family room, 2-piece bath and an easy access to a private backyard which is ideal for gardening , relaxation and/or barbeque. For easy maintenance, upgrades include ceramic tiles in the foyer, kitchen and bathrooms and hardwood in the living room & dining areas, as well as the hallway leading to these rooms. There are 3 good-sized bedrooms on the upper level not to mention the bigger primary bedroom. All of these 4 bedrooms share a common 4-piece bathroom, on this level. The unfinished basement has a laundry area, the utility room with a hot water tank that was replaced in 2024 and lots of storage area that can easily be developed into more living areas by the next owners. This end unit townhouse comes with 1 parking stall. It is ideally located as it is very close to bus stops, shopping & amenities. Come & view to appreciate!