



52, 219 90 Avenue SE Calgary, Alberta

MLS # A2264210



\$339,900

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,128 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Level, Private		

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Laminate Roof: Condo Fee: \$ 448 Asphalt Shingle **Basement:** LLD: Partial, Unfinished **Exterior:** Zoning: M-CG d52 Stucco, Wood Frame, Wood Siding Foundation: **Poured Concrete Utilities:**

Features: No Animal Home, No Smoking Home

Inclusions: n/a

Located in the sought after community of Acadia, this lovely townhome won't disappoint. This property offers over 1100 sqft of exceptional living space, 3 spacious bedrooms, a private backyard and so much more. Upon entering, you'll notice laminate floors throughout, a vast dining area, a cozy living room and a bright floor plan that's made for entertaining. The kitchen showcases newer white appliances(2022-2025), new sink(2025), new cabinet doors(2025) and plenty of cabinet space. Enjoy your morning coffee in your private South facing backyard. Upstairs you'll find 3 spacious bedrooms as well as a 4 piece bathroom that includes a new vanity and mirror(2025). The unfinished basement offers plenty of storage, Washer/Dryer(2021), High Efficiency furnace (2022) and Hot Water Tank (2021). This property also comes with one assigned parking stall. Conveniently located, only steps away from parks, walking/bike pathways, schools and shops. Easy access to Macleod Trail for all your amenities and Southland Drive. Come see this incredible property for yourself!