

\$339,000 - 68, 210 86 Avenue Se, Calgary

MLS® #A2090176

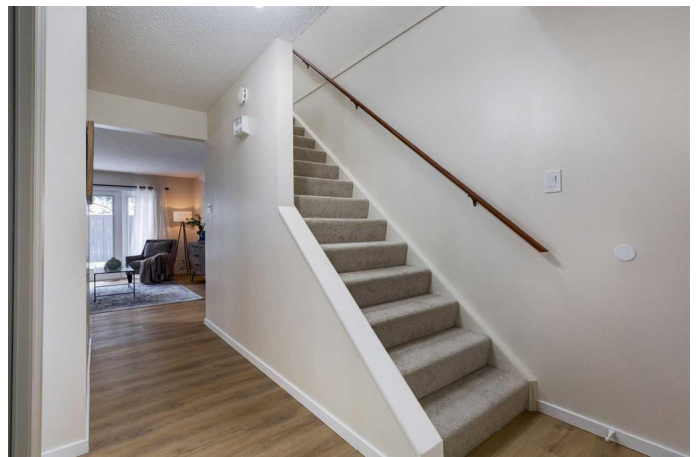
\$339,000

2 Bedroom, 2.00 Bathroom, 1,255 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Welcome to your new home in the heart of Acadia! This beautifully renovated townhouse is move-in ready, boasting over 1250 square feet of living space and a plethora of stunning features. With two bedrooms, one and a half bathrooms, a spacious living area, and a fully developed basement, this home offers the perfect blend of comfort and style. As you step inside, you'll immediately notice the fresh and modern updates, including new carpet and luxury vinyl plank flooring throughout the entire home. The heart of the home is the eat-in kitchen, complete with stone countertops and a stunning backsplash that adds a touch of elegance. The kitchen is perfect for both casual meals and entertaining friends and family. The living room and dining room are spacious and versatile, offering room for a desk or work area if needed. The layout is flexible and can be tailored to your personal preferences and needs. The two bedrooms in this townhouse are a standout feature. The primary bedroom is exceptionally spacious, providing you with ample room for your king-sized bed and additional furniture. It's also perfect for kids to share. Both bedrooms offer walk-in closets, ensuring you have plenty of storage space for your wardrobe and personal belongings. Upstairs, you'll find a convenient linen closet and a well-appointed 4-piece main bathroom. This bathroom features a stand-alone shower, a bathtub for those relaxing soaks, and a large vanity with plenty of counter space. Step outside to the



fully fenced backyard, where you'll find a deck, perfect for enjoying outdoor meals and relaxation. Whether you're a grill master, garden enthusiast or simply looking for a private outdoor space, this backyard has it! The basement has been thoughtfully developed and ready for your creative inspiration. It includes cabinetry for storage and a large storage room that houses the new laundry facilities. You'll also find a recently updated furnace and hot water tank, ensuring efficiency and peace of mind. All the windows and the sliding door have been updated to white vinyl, enhancing the home's energy efficiency and overall aesthetic. Plus, this unit faces the street, allowing for convenient guest parking. In addition to ample street parking, this townhouse comes with one assigned parking stall that includes a plug, making winter mornings hassle-free. This Acadia townhouse offers a perfect blend of contemporary style and practical functionality, making it an ideal place to call home.

Built in 1970

Essential Information

MLS® #	A2090176
Price	\$339,000
Sold Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	68, 210 86 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1N6

Amenities

Amenities	Playground
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 5th, 2023
Days on Market	9
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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