

# **\$269,900 - 67, 219 90 Avenue Se, Calgary**

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MLS® #A2112466

**\$269,900**

2 Bedroom, 1.00 Bathroom, 892 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

This Freshly Painted 2 bedroom, 2 storey townhome with Low Condo Fees is perfect for a first-time buyer or savvy investor. Amazing location with Calgary Co-op, numerous other shops and a variety of restaurants just down the street! Schools, transit, parks and the Acadia Rec Centre are all within walking distance. Then come home to a low-maintenance property with an assigned parking stall and a privately fenced yard. Exuding potential, the main floor is drenched in natural light with a bright and sunny floor plan and a neutral colour pallet. The living room invites relaxation while oversized patio sliders lead to your private outdoor oasis. Enjoy casual summer barbeques and time spent unwinding nestled amongst soaring trees in this exceptionally private outdoor space. Easily entertain in the adjacent dining room with clear sightlines into the white and neutral galley-style kitchen. The upper level is home to 2 spacious bedrooms and a full 4-piece bathroom. The unfinished basement offers a ton more versatile space awaiting your personal touches. The customization possibilities are endless in this terrific home in a phenomenal location within walking distance to several great schools - Foundations of the Future Charter School, Fairview School, Acadia School, David Thompson School and St. Cecilia School. The community is also home to an off-leash park and the always popular Acadia recreation complex with an indoor skating rink, curling, squash and



racquetball courts. Mere moments away are McLeod Trail, Heritage Drive, Chinook Mall, Deerfoot Meadows and a quick 10 minute commute downtown!

Built in 1970

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2112466      |
| Price          | \$269,900     |
| Sold Price     | \$300,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 892           |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 67, 219 90 Avenue Se |
| Subdivision | Acadia               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2J 0A3              |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Assigned, Stall          |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Soaking Tub, Storage                                   |
| Appliances        | Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                |



|              |                  |
|--------------|------------------|
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Low Maintenance Landscape, Landscaped, Many Trees |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2024 |
| Date Sold      | April 1st, 2024 |
| Days on Market | 24              |
| Zoning         | M-CG d52        |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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