

\$395,000 - 12, 219 90 Avenue Se, Calgary

MLS® #A2127830

\$395,000

3 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.00 Acres

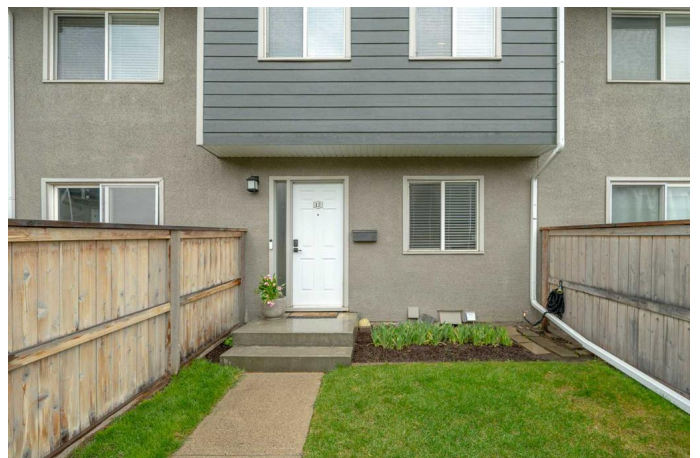
Acadia, Calgary, Alberta

Location, location, location...this beautifully designed townhouse, boasting 3 bedrooms and 2 full bathrooms, offers a perfect space for you to call home.

Step into a move-in-ready home where every detail has been meticulously crafted by a professional designer. The kitchen and bathrooms have all been updated with new appliances, showcasing modern finishes and fixtures that elevate both beauty and functionality. The main floor is well laid out with a spacious kitchen and living room that are surrounded by windows, providing loads of natural light. The kitchen has plenty of cupboards and counters and you will love the built-in dining bench!

Upstairs, each of the 3 bedrooms offer functional spaces, enhanced by California Closet organizers that maximize storage efficiency. The first full bath completes this level. The fully finished lower level provides additional space for relaxation or entertainment. Vinyl plank flooring throughout provides for a touch of convenience and durability and the second full bath is spacious with a walk in shower. The laundry room is also on this level and comes complete with a sink. There is also plenty of storage!

Outside, your private fenced yard awaits, with a freshly stained deck and new sod creating an inviting space for outdoor enjoyment. With board approval, your pets are welcome to



join you as there are no pet restrictions.

This well-managed complex is conveniently located close to all levels of schools, public transportation, shopping, many restaurants and recreation facilities for hockey, curling, tennis, soccer and swimming.

Low condo fees cover common area maintenance, landscaping, snow removal, and more, alleviating the burden of exterior upkeep.

Built in 1970

Essential Information

MLS® #	A2127830
Price	\$395,000
Sold Price	\$420,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	12, 219 90 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0A3

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1

Parking	Parking Lot, Paved, Stall
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 16th, 2024
Days on Market	6
Zoning	M-CG d52
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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