

\$359,900 - 37, 251 90 Avenue Se, Calgary

MLS® #A2141591

\$359,900

3 Bedroom, 1.00 Bathroom, 1,110 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

Welcome to this inviting 3-bedroom, 1-bathroom townhome nestled in the highly sought-after Acadia community. Perfectly positioned near all amenities including parks, schools, shopping centres, and transit options, this home offers the ideal blend of convenience and comfort.

Location: Ideally situated in Acadia, known for its family-friendly environment and proximity to all conveniences.

Interior: Spacious layout featuring a well-appointed kitchen perfect for culinary enthusiasts, complemented by a cozy living room ideal for relaxation and entertainment.

Bedrooms: Three comfortably sized bedrooms offering privacy and versatility for families or home offices.

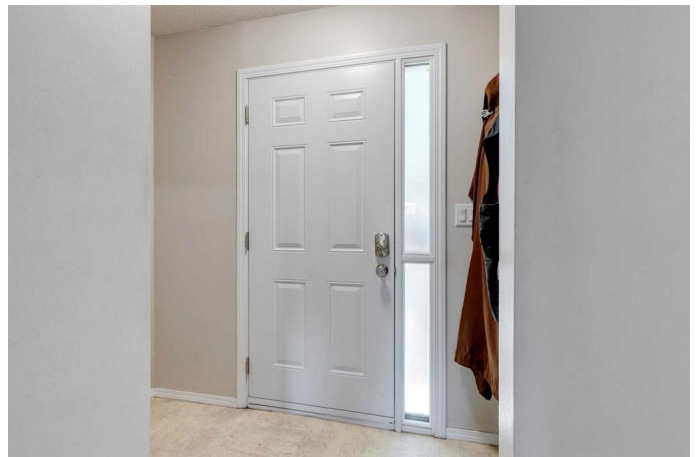
Bathroom: A fully updated bathroom with contemporary fixtures providing functionality and style.

Basement: An expansive, undeveloped basement awaits your creative touch—transform it into a personalized space such as a home gym, recreation room, or additional living quarters.

Outdoor Living: Enjoy a private yard, ideal for outdoor gatherings and activities.

Updates: Benefit from newer windows and a roof, ensuring energy efficiency and peace of mind.

Parking: Includes a designated outdoor parking stall for convenience and includes plug in.



Complex: Located in a meticulously maintained complex with a proactive management team, ensuring a smoothly run community and potential for future enhancements.

Neighborhood Amenities:

Experience the convenience of nearby parks, top-rated schools, diverse shopping options, and easy access to transit routes for effortless commuting.

This townhome presents an exceptional opportunity for buyers seeking a versatile living space in a highly desirable location. Donâ€™t miss outâ€”schedule your private showing today and explore the boundless possibilities this home has to offer!

Built in 1970

Essential Information

MLS® #	A2141591
Price	\$359,900
Sold Price	\$371,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,110
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	37, 251 90 Avenue Se
Subdivision	Acadia
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2J 0A4

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Outside, Plug-In, Stall

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home
Appliances	Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2024
Date Sold	June 22nd, 2024
Days on Market	7
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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