

\$395,000 - 82, 251 90 Avenue Se, Calgary

MLS® #A2171045

\$395,000

3 Bedroom, 1.00 Bathroom, 1,005 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

located in the heart of Acadia, this immaculate FULLY RENOVATED 3-bedroom townhouse is VACANT AND AVAILABLE FOR IMMEDIATE POSSESSION and offers an exceptional blend of modern upgrades and an ideal location, perfect for families and professionals alike. Situated within the sought-after and well operated Carriage Park townhouse complex, this home boasts unparalleled convenience—just steps away from schools, diverse shopping options, and efficient transit routes. With 1,005 sq ft of thoughtfully designed living space plus an additional 480 sq ft unfinished basement ready for your imagination, there's ample room to customize and expand. Experience the luxury of a home that's been meticulously upgraded: freshly sanded and refinished wall surfaces & ceiling, new flooring and baseboards with updated hardware and light fixtures throughout. ALL WINDOWS were replaced in 2013. The modern galley KITCHEN IS COMPLETELY NEW with quality stainless steel appliances and upgraded soft close cabinetry, perfect for cooking and entertaining. The adjoining dining area is ideal for family meals and gatherings. Relax in the spacious living room, which opens up through a sliding patio door to your fully fenced, private front yard—ideal for summer BBQs and outdoor enjoyment. Enjoy the renovated 4-piece bathroom, showcasing contemporary fixtures and finishes. All electrical outlets have been updated, including essential GFCI upgrades



where needed, ensuring safety and functionality. Stay cozy year-round with a NEWER FURNACE(21) and enjoy the convenience of a NEW HOT WATER TANK. Laundry is a breeze with modern, efficient washer and dryer at your disposal. The assigned parking stall equipped with an electrical outletâ€”perfect for those cold winter mornings. This unit's is tucked away from traffic and adjacent to a large green space, offering a quiet, private and safe place, seldom found in townhouse living. Don't miss this rare opportunity to own a turnkey property that perfectly balances modern living with a serene setting. WATER AND SEWER INCLUDED in the condo fees! Schedule a viewing today and step into a home where every detail has been crafted for your comfort and enjoyment!

Built in 1970

Essential Information

MLS® #	A2171045
Price	\$395,000
Sold Price	\$388,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,005
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	82, 251 90 Avenue Se
Subdivision	Acadia
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2J 0A4

Amenities

Amenities	Park
Parking Spaces	1
Parking	Plug-In, Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2024
Date Sold	October 25th, 2024
Days on Market	20
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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