



**GRASSROOTS**  
REALTY GROUP

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17, 210 86 Avenue SE  
Calgary, Alberta

MLS # A2236518



**\$454,900**

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s)		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

**Inclusions:** All window coverings, Wall shelving in Entryway, Wall shelving in living room, Garage shelving, wooden shelving in basement utility room, Shelves on two kitchen walls, shelf in main bathroom, Baby gate and shelf on floral wall

Charming End-Unit Condo in Highland Estates, Acadia. Welcome to this fantastic end-unit condo with attached garage in the sought-after Highland Estates, perfectly located in the heart of Acadia. This bright and inviting 3-bedroom, 1.5 bath home offers over 1,500 sq. ft. of living space and checks all the boxes for today's discerning buyer. Here are the main level highlights: Spacious kitchen flooded with natural light, ample cabinetry and counter space, and a generous eat-in area, Gleaming engineered hardwood flooring in the living room/dining room, Open-concept, bright, living and dining room, ideal for entertaining, Convenient half-bath, and access to a private patio off the living room — perfect for summer BBQs and morning coffee. Second Level Features: Large primary bedroom, Updated 4-piece bath with tiled surround, Two additional bedrooms, perfect for kids, guests, or a home office. Lower Level Convenience: Partially finished basement with direct access to the attached single garage, Large Laundry and utility room. Extra driveway parking for added convenience. Perks: Low condo fees of \$370/month, Walking distance to parks, playgrounds, schools, and shopping, Easy access to Macleod Trail and Heritage LRT station and Acadia Rec Centre, a community hub with tons of events and activities. Upgrades Include: Front Door Dec 2024, Windows April 2020 (except office), Kitchen upgrades 2021-2025, Upper Bathroom December 2020, Hot Water Heater October 2020. This home offers the perfect blend of space, functionality, and location. Whether you're a first-time buyer, a growing family, or looking to downsize, this pet-friendly gem in Acadia is ready to welcome you!