



GRASSROOTS
REALTY GROUP

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98, 210 86 Avenue SE
Calgary, Alberta

MLS # A2237206



\$449,900

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,325 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: n/a

Opportunity knocks to own a beautiful and spacious townhouse that blends convenience, comfort and value! Front attached garage, three bedrooms and conveniently located close to bus stop, shopping, schools, recreational facilities & will take only 10 to 15 minutes drive to downtown. As you walk up the stairs, this home has an immediate feeling of comfort and will make a lasting impression on visitors. The open layout brings the large living room and dining room together for easy communication and entertaining. The bright kitchen has enough counter tops, cupboards and appliances. The developed basement will give you an additional space needed. Patio at the back is fenced and private and perfect place to relax and unwind. Book now and see.