



GRASSROOTS
REALTY GROUP

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36, 251 90 Avenue SE
Calgary, Alberta

MLS # A2243314



\$375,000

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,098 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

BEAUTIFULLY RENOVATED 3 BEDROOM TOWNHOUSE WITH 2 FULL BATHROOMS WITH A FULLY DEVELOPED BASEMENT!!! This is one of the larger units with almost 1500 sq ft of development. Renovated kitchen with Stainless Steel fridge, stove, dishwasher and microwave. Bamboo flooring on the main floor and upstairs. Large living room with sliding doors off the back leading to your private fenced backyard. The upstairs has 3 good size bedrooms and a full 4 pc bathroom. The lower level is developed with a family room and a newer 3pc bathroom. Newer furnace installed 2 years ago, Newer windows were completed in 2018. Private parking stall #36 and lots of parking out front. Located in walking distance to Schools, Shopping, Acadia recreational centre and the new tennis academy.