



GRASSROOTS
REALTY GROUP

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90, 210 86 Avenue SE
Calgary, Alberta

MLS # A2263082



\$409,950

Division:	Acadia		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: shelving in basement, Freezer in basement, central vac system as is.

Welcome home to this 4 bedroom townhome in Acadia. Just under 1500 sq. ft on the 2 upper levels with a finished basement family room, this 4 bedroom home has lots of space whether you're downsizing, just starting out or looking for a great investment. The main level has easy care, high end laminate flooring that runs seamlessly throughout perfect for a busy house. Spacious living room with sliding doors to your own private, fenced back yard. Dining room off the living room provides plenty of space for entertaining as well as a second dining area off the other side of the kitchen. Use either one as an office/den/playroom, you decide. Updated kitchen features full height white cabinets and a wall of pantry pull outs. A 2 pc powder room finishes off the main floor. Upstairs are 4 decent sized bedrooms and a 4 pc updated bathroom. The basement has a large family room and a den/hobby area along with a laundry room. High efficient furnace, newer hot water tank and all windows and doors have recently been replaced. Highland Estates is a well looked after complex with beautiful trees and pathways for walking & a dedicated playground. Parking spot is right out front with plug in and yes, pets are allowed with board approval of course. Living in Acadia provides an abundance of recreational facilities along with a good number of grocery, drug stores and services. Most are within walking distance. (check out the Italian market at Southland & Fairmount, a favourite for groceries, specialty items, excellent pastries & espresso). One of Acadia's biggest draws is the sheer number of schools in the area. With regular and alternative-program elementary and junior high schools in both the public and separate systems and Lord Beaverbrook Sr. High School, students have a wide range of options right inside the community. With quick & easy access to the main

arteries of Blackfoot, Deerfoot and Macleod as well as the LRT line running up the western edge of Acadia, it's no wonder that this gem of a neighbourhood is still thriving 60+ years after its inception. You're going to love living here!