



5, 366 94 Avenue SE  
Calgary, Alberta

MLS # A2267731



**\$223,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Acadia                             |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 736 sq.ft.                         | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                     |                   |        |
|--------------------|---------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Hot Water | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                   | <b>Condo Fee:</b> | \$ 463 |
| <b>Basement:</b>   | -                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks         |                   |        |

**Inclusions:** N/A

Welcome to this SPACIOUS 2BDRM unit with white kitchen in ACADIA MANOR! One step inside and you will see the difference &hellip; it is larger than most in the complex and is also brighter as it is a corner unit with ample natural light from morning til night. This ground floor unit is easy to access, is within easy walking distance to the Acadia Recreation Complex, National Tennis Centre and Ecole de la Source, and with excellent access to transit, bus routes, and C-Train connections. There is one assigned parking stall, extra parking space available for rent for just \$10/month through the condo board, ample visitor parking, and bike storage in shed for residents. Shared laundry room with two sets of washer/dryer is just down the hall from unit (free to use not coin operated). And low condo fees cover everything except for electricity. If you're looking for an affordable unit with great neighbours in an awesome community, then this is it!