64, 210 86 Avenue
Calgary, Alberta

MLS # A2276575

$360,000

Division:	Acadia
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,028 sq.ft.	**Age:**	1970 (56 yrs old)
Beds:	2	**Baths:**	1

Garage:	Paved, Plug-In, Stall
Lot Size:	-
Lot Feat:	Front Yard

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Hardwood, Tile		**Sewer:**	-
Roof:	Flat, Tar/Gravel		**Condo Fee:**	$ 366
Basement:	Full		**LLD:**	-
Exterior:	Brick, Wood Frame, Wood Siding		**Zoning:**	M-CG d44
Foundation:	Poured Concrete		**Utilities:**	-
Features:	French Door, Quartz Counters			

Inclusions:	N/A

OPEN HOUSE Sunday January 11th. Experience the perfect blend of privacy and urban convenience in this stylish townhome located in the highly coveted community of Acadia. Boasting over 1,300 sq. ft. of developed living space, this Highland Estates gem offers a cozy home with various updates just steps from top-tier amenities. The bright, open-concept main level features hardwood flooring and a kitchen complete with sleek quartz countertops, contemporary white cabinetry, stainless steel appliances and a modern tile backsplash. Adjacent is a dedicated dining room with stylish feature wall. The spacious living room flows seamlessly through elegant double French doors to a private, west-facing patio. Fully fenced and framed by mature trees, this sunny retreat with large composite deck is an ideal oasis for relaxing or secured play for kids. The second floor offers a spacious primary suite with a large walk-in closet, a well-appointed second bedroom, and a stylishly updated full bathroom. The finished lower level provides a flexible recreation room, perfect for a home office, gym, or theatre space, alongside a laundry room with ample storage solutions. Enjoy an unbeatable walk score with Heritage LRT Station, grocery stores, and local dining all within walking distance. With quick access to bike paths, recreation centres, and a short commute to downtown Calgary, this home has much to offer. Some photos have been virtually staged.