



**GRASSROOTS**  
REALTY GROUP

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52, 219 90 Avenue SE  
Calgary, Alberta

MLS # A2276614



**\$344,900**

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,128 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d52
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	n/a
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Located in the sought after community of Acadia, this lovely townhome won't disappoint. This property offers over 1100 sqft of exceptional living space, 3 spacious bedrooms, a private backyard and so much more. Upon entering, you'll notice laminate floors throughout, a vast dining area, a cozy living room and a bright floor plan that's made for entertaining. The kitchen showcases newer white appliances(2022-2025), new sink(2025), new cabinet doors(2025) and plenty of cabinet space. Enjoy your morning coffee in your private South facing backyard. Upstairs you'll find 3 spacious bedrooms as well as a 4 piece bathroom that includes a new vanity and mirror(2025). The unfinished basement offers plenty of storage, Washer/Dryer(2021), High Efficiency furnace (2022) and Hot Water Tank (2021). This property also comes with one assigned parking stall. Conveniently located, only steps away from parks, walking/bike pathways, schools and shops. Easy access to Macleod Trail for all your amenities and Southland Drive. Come see this incredible property for yourself!