



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

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!