



**54, 366 94 Avenue SE**  
**Calgary, Alberta**

**MLS # A2283464**



**\$244,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	759 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 472
<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>	Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Discover a rare opportunity in the heart of Acadia. A beautifully updated two bedroom, one bathroom TOP FLOOR, END UNIT condo that blends modern comfort with exceptional convenience and value. Upgraded just a year ago, this home showcases contemporary finishings and a fresh, refined aesthetic that feels both stylish and move in ready. The top floor location not only enhances privacy but offers an added level of quiet enjoyment that is increasingly hard to find, creating a peaceful living environment above it all. Thoughtfully designed living spaces create an inviting atmosphere ideal for everyday living or entertaining, while the updated interiors provide the peace of mind today's buyers are looking for. Step outside onto your private balcony, where tranquil views into a mature treed area create a calming retreat, the perfect setting for morning coffee or unwinding at the end of the day. From the moment you enter, the clean, modern design set this unit apart, a standout in a well this well established community. Situated in one of Calgary's most connected neighbourhoods, you'll enjoy immediate access to schools, shopping, parks, playgrounds, and a full range of amenities, and a short drive to downtown, making this location as practical as it is desirable. Whether you're a first-time buyer, downsizing, or seeking a strong investment opportunity, this is a rare find that delivers both lifestyle and long term value. Note that there are washer and dryer hookups in the unit, but also FREE laundry located in the building. Contact your favourite realtor to book your showing today!