



GRASSROOTS
REALTY GROUP

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33, 219 90 Avenue SE
Calgary, Alberta

MLS # A2284112



\$340,000

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,115 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d52
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this well maintained Townhouse in the highly sought-after community of Acadia. With over 1200 sqft of living space, this home offers three spacious bedrooms, a great layout and a private backyard. The main level features a comfortable and functional floor plan with carpeted flooring, a generous dining area, and a cozy living space that's well suited for both everyday living and hosting guests. The kitchen offers plenty of cabinetry and counter space, making it efficient and easy to work in. Upstairs, you'll find three well-sized bedrooms and a full bathroom. The unfinished basement provides ample storage space and includes the laundry area and mechanicals, offering flexibility for future use. An assigned parking stall is included. This unit is located near parks, walking and biking paths, schools, and shopping, with quick access to Macleod Trail and Southland Drive for an easy commute and everyday convenience. A great opportunity to own in one of Calgary's most established and well-connected communities.