



21, 251 90 Avenue SE
Calgary, Alberta

MLS # A2294356



\$309,900

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	864 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Smoking Home, Quartz Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 312

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: STORAGE SHED & THE FOLLOWING BASEMENT ITEMS - FRIDGE, COUCH, 2 FILING CABINETS & WOODEN SHELVING UNDER STAIRS.

Like Living in a Park! Mature Trees grace the grounds of this well-maintained complex in the Heart of Amenity-rich Acadia. Sunny 2 Bedroom END Unit Townhome with Stunning NEW Custom Kitchen Renovation - OVER \$35,000 - Knockdown Ceilings, Quartz Counters, STAINLESS STEEL Appliances & Gorgeous HIGH QUALITY Soft Close Cabinetry with X-TRA Height Upper Cabinets & Dovetailed drawers. Two Spacious Upper Bedrooms with TREED Views, a large Bathroom with newer toilet, shower head & flooring, a Private Fenced Yard, lots of extra storage space in the basement & 1 nearby Parking stall with Plug-in. Updated Vinyl Windows, Newer Hot Water Tank (2 years), Professionally Managed with Affordable Condo Fees (\$312.36) that Include Water & Sewer, & it's PET-FRIENDLY too! Let's talk Location - a Short Walk to Schools, Area Shops & Restaurants, the Tennis Academy, Acadia Recreation Complex, Aquatic & Fitness Centre, Transit & More!