



28, 210 86 Avenue SE
Calgary, Alberta

MLS # A2295235



\$409,000

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,370 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home, See Remarks		

Inclusions: Movable Kitchen Island, 2 metal shelves in the basement,

**** Open House Fri April 3rd from 3-6pm **** Welcome home to this bright and spacious 3-bedroom townhome with LOW condo fees that has been freshly painted and offers MANY UPDATES over the years, including windows, new carpet on stairs, updated kitchen, and partially finished basement. Additional features include hardwood floors and a private, fenced, south facing backyard. The main floor features an updated kitchen with granite countertops, tile backsplash, stainless steel appliances, and a movable island, along with a spacious dining area, large family room with patio doors leading to the backyard and deck, and a 2-piece bathroom. Upstairs has 3 big bedrooms, including a large master with wall-to-wall double closets and enough room for a king-sized bed and more. Two additional good-sized bedrooms offer versatility for children, guests or a home office along with a full 4-piece bathroom. The lower level features a spacious, partially developed basement with a large rec/family room, laundry, central vac, lots of storage and a workspace. Your parking stall is conveniently located right in front of the unit, with plug in for those winter days. **BONUS** the current owners rent a second spot for only \$75 monthly. This incredible location offers a lifestyle that is hard to match - you are just a short walk to a wide range of everyday essentials, including grocery and drug stores, local shops, restaurants, parks, playgrounds, several schools, the Heritage LRT station, and the Italian market, a local favourite for fresh groceries, specialty items, and delicious treats. For those who enjoy an active lifestyle, you are only a few blocks from the Acadia Aquatic & Fitness Centre, the Acadia Recreation Complex, and the Osten & Victor Alberta Tennis Centre. The complex is well managed and maintained, with a healthy reserve fund and a pet friendly policy, subject to board

approval, a park, basketball court and recreational room. This is a rare opportunity to own a property suited to a variety of lifestyles, whether you are a growing family, a first-time buyer, or an investor looking for a solid addition to your portfolio.