



79, 210 86 Avenue SE
Calgary, Alberta

MLS # A2302345



\$400,000

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,328 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	\$ 366
Basement:	Partial	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home		

Inclusions: See remarks

Welcome to this beautifully updated 3-bedroom, 2-bathroom townhouse in the established and highly sought-after community of Acadia. Blending comfort, functionality, and modern upgrades, this home is perfect for families, first-time buyers, or anyone looking for low-maintenance living in a prime location. Boasting over 1,800 sq. ft. of developed living space, this Highland Estates gem offers a cozy home with various updates just steps from top-tier amenities. Step inside to discover a recently renovated kitchen featuring stylish finishes, updated cabinetry, sleek quartz countertops, and a clean, contemporary design that makes both everyday living and entertaining a breeze. Adjacent is a cute breakfast nook area perfect for gathering with the family for meal times. The main level also features a modern 2 piece bathroom. The bright and inviting main living area featuring modern laminate flooring offers a warm atmosphere with plenty of natural light. Here you will find a dedicated dining room with stylish feature wall. The spacious living room flows seamlessly through to a backyard oasis. Enjoy summer days in your private, low-maintenance patio, ideal for relaxing or hosting friends without the upkeep. With central air conditioning, you'll stay comfortable year-round. Upstairs, you'll find three well-sized bedrooms and a full 4 piece bathroom, providing the ideal layout for growing families or those needing extra space for a home office. There is also ample storage with plenty of closet space. The bright spacious upper floor is the perfect retreat with a very clean look that is warm and relaxing. The partially finished basement provides a flexible recreation room, perfect for a home office, gym, or theatre space, alongside a laundry room equipped with brand new washer and dryer. Located just minutes from excellent schools, shopping, parks, and transit, this home

offers unbeatable convenience in a mature, family-friendly neighborhood. A fantastic opportunity to own a move-in-ready home in a well-established community—don't miss it.