



73, 219 90 Avenue SE  
Calgary, Alberta

MLS # A2303928



**\$329,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	4.82 Acres		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d52
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** none

Welcome to this fantastic opportunity in the established community of Acadia! Whether you're a first-time home buyer, savvy investor, or looking to downsize, this well-maintained home checks all the boxes. Pride of ownership is evident throughout, with a long-term tenant of over 10 years who has taken exceptional care of the property—making this a true turnkey investment option. The functional layout offers comfortable living spaces and great usability for everyday life. Enjoy the added bonus of a private, fenced front yard—perfect for relaxing, entertaining, or giving pets and kids a safe space to play. Yes, pets are allowed, making this a rare find for animal lovers! The reasonable condo fees help keep monthly costs affordable, adding to the overall value and appeal. Located in a convenient area close to shopping, transit, schools, and major roadways, this is an excellent opportunity to get into the market or expand your portfolio. Don't miss your chance to own in one of Calgary's most accessible and established neighborhoods!