



GRASSROOTS
REALTY GROUP

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33, 219 90 Avenue SE
Calgary, Alberta

MLS # A2311645



\$319,999

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,115 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	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
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Welcome to this well-kept townhouse in Acadia, a great spot in the south end of Calgary. The home has just over 1100 sq ft, three bedrooms, a full bathroom upstairs, and a private backyard. There's also an assigned parking stall. The main floor has a comfortable layout with a good dining area and a living room with enough space for everyday life or having people over. The kitchen has lots of cabinets and counter space, so it's easy to work in. Three bedrooms upstairs, all a decent size. The basement is unfinished, but it's useful for storage and has the laundry and mechanical room down there. Lots of potential if you want to develop it later. You're close to parks, pathways, schools, and shopping. Macleod Trail and Southland Drive are both close by, so getting around the city is quick. Acadia is a mature, established neighbourhood and a really nice place to live. Good opportunities like this don't come around often!