



**GRASSROOTS**  
REALTY GROUP

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15, 251 90 Avenue SE  
Calgary, Alberta

MLS # A2323936



**\$309,900**

|           |                            |        |                   |
|-----------|----------------------------|--------|-------------------|
| Division: | Acadia                     |        |                   |
| Type:     | Residential/Five Plus      |        |                   |
| Style:    | 2 Storey                   |        |                   |
| Size:     | 873 sq.ft.                 | Age:   | 1970 (56 yrs old) |
| Beds:     | 2                          | Baths: | 1                 |
| Garage:   | Assigned, Oversized, Stall |        |                   |
| Lot Size: | -                          |        |                   |
| Lot Feat: | Level                      |        |                   |

|             |                                   |            |        |
|-------------|-----------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas           | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank | Sewer:     | -      |
| Roof:       | Asphalt Shingle                   | Condo Fee: | \$ 312 |
| Basement:   | Full                              | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame                | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                   | Utilities: | -      |
| Features:   | Quartz Counters, Vinyl Windows    |            |        |

**Inclusions:** Dryer, Electric Stove, Refrigerator, Washer, Microwave Hood Fan, Dishwasher.

If you've been waiting for an affordable home that's truly move-in ready, this could be the one. Located in the well-managed Carriage Park complex in Acadia, this beautifully renovated townhouse offers the perfect combination of style, comfort, and convenience. Just minutes from schools, parks, shopping, the C-Train, and recreation facilities, it's an ideal place to start your homeownership journey. The bright main floor features new luxury vinyl plank flooring, fresh paint, and a beautifully redesigned kitchen with custom cabinetry, quartz countertops, subway tile backsplash, and brand-new stainless-steel appliances. The open living and dining area flows through patio doors to a private west-facing backyard, where mature shrubs create a peaceful setting to relax, entertain, or enjoy summer evenings. Upstairs offers two comfortable bedrooms with brand-new carpet and a fully renovated bathroom. The unfinished basement provides laundry, excellent storage, and the opportunity to create additional living space as your needs change. Major updates, including the furnace, hot water tank, vinyl windows, and patio door, add long-term value and peace of mind. With low condo fees, an assigned parking stall, and nothing left to do but move in, this is an outstanding opportunity to own a beautifully updated home in one of Calgary's most convenient communities.