



74, 210 86 Avenue SE
Calgary, Alberta

MLS # A2324597



\$319,000

Division:	Acadia		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Aluminum Siding , Brick, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 371

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: None

Welcome to this end-unit townhome, offering over 1,900 sq. ft. of developed living space, added privacy, a private yard, and an unbeatable central location. Combining spacious, low-maintenance living with an excellent layout, this home is perfect for families, professionals, or anyone looking for exceptional value. Natural light pours into the bright, open main floor, where a warm and inviting atmosphere. The functional kitchen offers plenty of workspace and flows seamlessly into the dining and living areas, making it ideal for both everyday living and entertaining. Step outside through the sliding patio doors to your sunny, south-facing outdoor retreat. The spacious patio and private area provide the perfect setting for relaxing, entertaining, or unwinding after a long day. Upstairs, the spacious primary suite easily accommodates a king-size bed and features an oversized walk-in closet. Two additional generously sized bedrooms offer flexible space for children, guests, a home office, or a fitness room. Ideally located just minutes from shopping, restaurants, schools, and everyday amenities, this home also offers quick access to major roadways and the nearby train station, making commuting simple. Within the complex, you'll find a playground, while nearby walking and biking pathways provide plenty of opportunities to enjoy the outdoors. Offering the rare combination of privacy, generous living space, and an outstanding location, this move-in-ready home is one you won't want to miss.