



GRASSROOTS
REALTY GROUP

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41, 219 90 Avenue SE
Calgary, Alberta

MLS # A2327840



\$319,900

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,096 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 497
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

OPEN HOUSE Saturday July 18 from 2-4pm Welcome to this cute renovated 3-bedroom townhouse in the desirable community of Acadia! Thoughtfully updated throughout, this move-in-ready home features a new kitchen complete with quartz countertops, modern cabinetry, lighting, and fresh finishes. Recent upgrades also include new carpet, bathroom improvements, and fresh paint throughout, creating a bright space. The upper level offers three spacious bedrooms, while the fully developed basement provides additional living space that's perfect for a family room, home office or play area. With over 1,400 sq. ft. of developed living space, there's plenty of room for the whole family. Step outside to enjoy the fully fenced backyard, backing onto a green space—an ideal setting for relaxing, entertaining, or letting kids and pets play. 1 Parking Stall provided. Conveniently located close to schools, parks, shopping, transit, and major roadways, this is a fantastic opportunity to own a beautifully updated home in one of Calgary's most established communities.