



GRASSROOTS
REALTY GROUP

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114, 210 86 Avenue SE
Calgary, Alberta

MLS # A2330972



\$419,999

Division:	Acadia		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 366

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: 2pc wardrobe, tv unit, desk

Welcome to this beautifully updated and freshly painted townhouse in the highly sought-after community of Acadia! Offering the perfect blend of style, comfort, and functionality, this move-in-ready home is ideal for first-time buyers, growing families, or investors. The bright and inviting main floor features a spacious living area, an updated kitchen with stainless steel appliances, ample cabinetry, and a dining area perfect for everyday living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms and a well-appointed 4-piece bathroom, providing comfortable space for the whole family. The fully finished basement offers valuable additional living space, ideal for a family room, recreation area, home office, or home gym. Step outside to enjoy your private fenced yard, perfect for relaxing, gardening, or summer barbecues, along with the convenience of an assigned parking stall. Located in the established and family-friendly community of Acadia, you'll enjoy easy access to excellent schools, parks, shopping, restaurants, public transit, major roadways, and numerous amenities. With fresh paint, an updated kitchen, stainless steel appliances, a finished basement, private yard, assigned parking, and many upgrades throughout, this exceptional home offers outstanding value in one of Calgary's most desirable neighbourhoods.