



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

81, 251 90 Avenue SE
Calgary, Alberta

MLS # A2335926



\$299,900

Division:	Acadia		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,043 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

Inclusions: N/A

Premier location in this desirable complex. Located in Acadia, this unit checks the boxes. Quiet and private setting that fronts onto a treed area and greenspace and a fully fenced yard offers a lifestyle that is rare to a townhouse community. Nicely tucked away from traffic noise but still very close to schools, shopping, transit and all the amenities associated with this mature and desirable Southeast community. There is a total of 1043 sq feet of development above grade and a finished basement, ensuring plenty of space for numerous living situations. The main floor features a large living room with access to the private yard and a designated dining area off the kitchen. The upper floor has a good sized primary bedroom, a 2nd and 3rd bedroom and an updated 4 -piece bath. The lower level has a large family room and excellent storage as well as the utility area with the washer and dryer and a high efficiency furnace. This well managed complex has low condo fees and has had the windows and shingles upgraded in the recent past. All this and great neighbors for under 300K!