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101, 210 86 Avenue SE  
Calgary, Alberta

MLS # A2229904



\$489,999

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Garage Faces Front, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Many Trees, No Neighbours Behi		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions:	Window Treatments, Everything currently on the patio is included (Patio Set/Furniture, Table, Gas Heater, BBQ, storage box)
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Discover this beautifully maintained and spacious 3-bedroom, 1.5-bathroom townhouse offering nearly 1,400 sq. ft. of comfortable living in the highly desirable community of Acadia. Tucked away in a tree-lined setting, this home features a stunning private patio surrounded by mature trees and lush greenery making it your own peaceful retreat in the city. The home has been fully renovated. Inside, you'll find warm and inviting tones complemented by rich hardwood flooring throughout. The upgraded kitchen is a chef's delight, complete with an island, granite countertops, stainless steel appliances, and ample cabinetry for all your culinary needs. The open living room / dining room combination is perfect for families and guests. Upstairs, all three bedrooms are generously sized, each with its own closet, and they share a well-appointed full bathroom, equipped with a Jetted bathtub. A convenient half-bath is located on the main floor. The attached single-car garage adds everyday convenience and extra storage. The home boasts new composite siding (1 year ago) funded by the strong reserve fund and the board has been fantastic with maintenance of the grounds and building structure. Located in a central Calgary location, this home is just steps from an incredible variety of shops, restaurants, parks, playgrounds, and schools. With everything you need within walking distance, this is urban living with a community feel. Whether you're a growing family, first-time buyer, or savvy investor, this Acadia gem is a must-see. Homes in this area don't come up often, Call your agent and come see this gem today!