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98, 210 86 Avenue SE  
Calgary, Alberta

MLS # A2237206



**\$459,999**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 366
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Opportunity knocks to own a beautiful and spacious townhouse that blends convenience, comfort and value! Front attached garage, three bedrooms and conveniently located close to bus stop, shopping, schools, recreational facilities & will take only 10 to 15 minutes drive to downtown. As you walk up the stairs, this home has an immediate feeling of comfort and will make a lasting impression on visitors. The open layout brings the large living room and dining room together for easy communication and entertaining. The bright kitchen has enough counter tops, cupboards and appliances. The developed basement will give you an additional space needed. Patio at the back is fenced and private and perfect place to relax and unwind. Book now and see.