

# \$375,000 - 49, 210 86 Avenue Se, Calgary

MLS® #A2221254

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,372 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Welcome to Highland Estates where this 3 bedroom, 1.5 bathroom townhome is situated perfectly within walking distance to local amenities, grocery store, communal park & playground in the desirable community of Acadia. This unit faces directly onto 84 Avenue SE with street parking passes available - and it's own assigned parking stall. The bright main level, with tile and laminate throughout, features a spacious living/dining area with oversized patio doors giving access to the private patio surrounded by mature trees with gate access to communal greenspace and pathways in a park-like setting. A well equipped kitchen and 2 piece bathroom complete this level. Upstairs you will find an over-sized primary bedroom with his and her closets, and 2 additional generously scaled bedrooms share a 4 piece bathroom. Downstairs is undeveloped with ample storage and space for a future family room, home gym, play room, office or guest space. Easy access throughout the city via nearby LRT and Macleod Tr. Book your viewing today!

Built in 1970

## Essential Information

MLS® #	A2221254
Price	\$375,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	49, 210 86 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N6

### **Amenities**

Amenities	Parking, Playground
Parking Spaces	1
Parking	Off Street, Stall, Assigned

### **Interior**

Interior Features	Closet Organizers, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	36
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX First
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