

\$315,000 - 99, 219 90 Avenue Se, Calgary

MLS® #A2250650

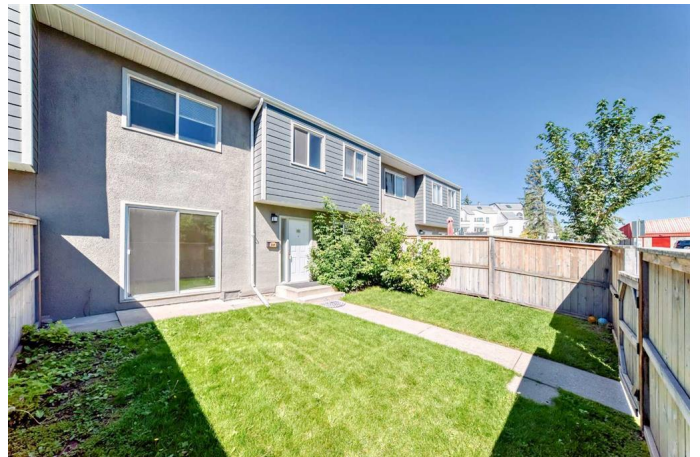
\$315,000

3 Bedroom, 1.00 Bathroom, 1,028 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

BRAND NEW FLOORING and FRESH PAINT!
Welcome home! A true Gem located on a quiet street and convenient location in the mature and vibrant community of Acadia! Very functional open concept floor plan. On the main level, you will find the kitchen, dining room and living room. Spacious dinning room can easily fit a large dinning table and ready to host a big party. Besides it, a good size living room for family gathering or hanging out. A sliding patio door to the fenced private front yard. Upstairs on the 2nd level, you will find one large master bedroom and two other good size bedrooms with a 4 pc bathroom. The basement is partially finished with an open concept family room and a den. Lots of space left for storage room. One assigned parking stall with plug-in is just around the corner. Plenty of free street parking in front of the complex. The townhouse complex is well managed with a very healthy reserve fund. Low Condo fee includes garbage/recycle, insurance, snow removal, lawn care (including the lawn inside your private front yard!) and etc. Sturdy Stucco exterior withstands the harsh weather, reduces the probability of insurance claim due to the hail damage, wind damage etc, therefore preventing the increase of the condo fee. In the recent years, the complex has updated the windows, roof and fencing. Your will appreciate being on a quiet street just steps to Acadia Recreation Complex, Alberta Tennis Center, Acadia Aquatic & Fitness Centre, play fields, and all



levels of top-rated schools including charter school (FFCA), French school, high school with Advanced Placement Program (AP). Within 10 min drive, you will reach to Chinook Shopping Centre, IKEA, Rockyview General Hospital, Heritage Park, Glenmore Reservoir, Willow Park Golf Club and many other attractions. Enjoy easy access to Macleod Trail, Blackfoot Trail, and the Heritage LRT station, bus stop just outside the complex making public transit commuting a breeze. itâ€™s truly a perfect balance of convenience and community. A Perfect home! TRULY A MUST SEE!! Call today!

Built in 1970

Essential Information

MLS® #	A2250650
Price	\$315,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,028
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	99, 219 90 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6P6

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Lighting
Lot Description	Front Yard, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	20
Zoning	M-CG d52

Listing Details

Listing Office	YMK Real Estate & Management Inc.
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