$489,999 - 101, 210 86 Avenue Se, Calgary

MLS® #A2229904

$489,999

3 Bedroom, 2.00 Bathroom, 1,383 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

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.
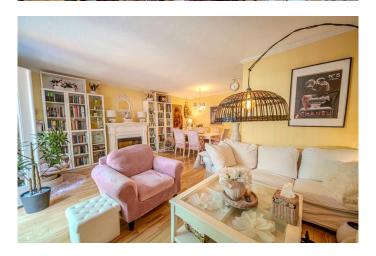
The home has been fully renovated. Inside, you'll find warm and inviting tones complemented by rich hardwood flooring throughout. The upgraded kitchen is a chefâ€™s delight, complete with an island, granite countertops, stainless steel appliances, and ample cabinetry for all your culinary needs. The 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, equpped 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 mainteannce 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!

Built in 1970

Essential Information

MLS® #	A2229904
Price	$489,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,383
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	101, 210 86 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N6

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Garage Faces Front, Single Garage Attached, Stall

| # of Garages | 1 |

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees, Landscaped, Lawn, Many Trees, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	12
Zoning	M-CG

Listing Details

| Listing Office | Comox Realty |