

# \$375,000 - 36, 251 90 Avenue Se, Calgary

MLS® #A2243314

## \$375,000

3 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

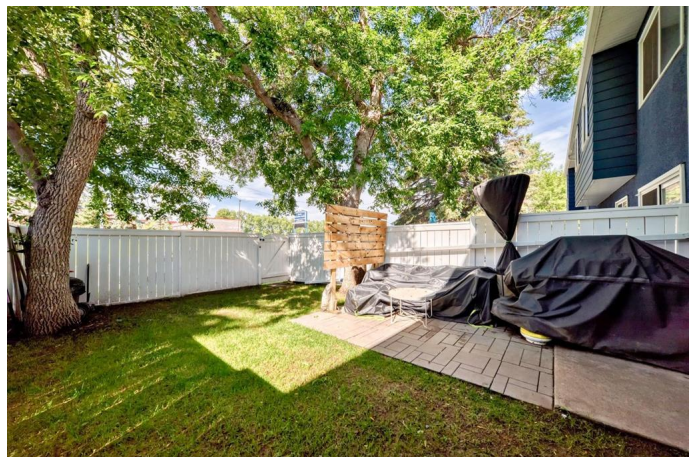
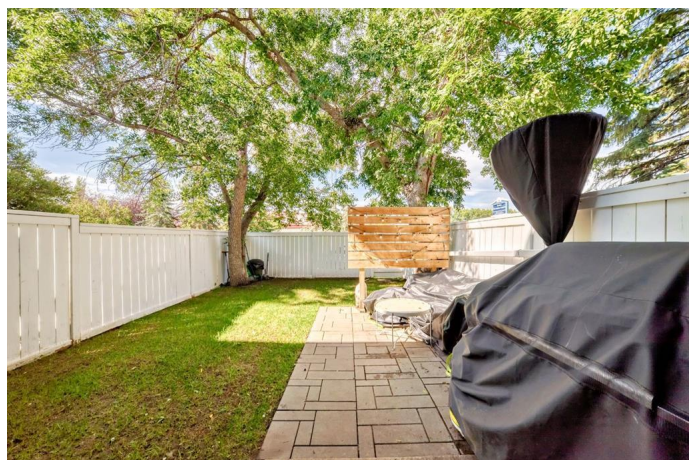
**BEAUTIFULLY RENOVATED 3 BEDROOM TOWNHOUSE WITH 2 FULL BATHROOMS WITH A FULLY DEVELOPED BASEMENT!!!**

This is one of the larger units with almost 1500 sq ft of development. Renovated kitchen with Stainless Steel fridge, stove, dishwasher and microwave. Bamboo flooring on the main floor and upstairs. Large living room with sliding doors off the back leading to your private fenced backyard. The upstairs has 3 good size bedrooms and a full 4 pc bathroom. The lower level is developed with a family room and a newer 3pc bathroom. Newer furnace installed 2 years ago, Newer windows were completed in 2018. Private parking stall #36 and lots of parking out front. Located in walking distance to Schools, Shopping, Acadia recreational centre and the new tennis academy.

Built in 1970

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243314    |
| Price          | \$375,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,098       |
| Acres          | 0.00        |
| Year Built     | 1970        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 36, 251 90 Avenue Se |
| Subdivision | Acadia               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2J0A4               |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Courtyard                                                    |
| Lot Description   | Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco                                                       |
| Foundation        | Poured Concrete                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | M-C1            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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