

1, 251 90 Avenue SE  
Calgary, Alberta

MLS # A2242099



# \$355,000

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Acadia                         |               |                   |
| <b>Type:</b>     | Residential/Five Plus          |               |                   |
| <b>Style:</b>    | 2 Storey                       |               |                   |
| <b>Size:</b>     | 940 sq.ft.                     | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Off Street, Stall    |               |                   |
| <b>Lot Size:</b> | -                              |               |                   |
| <b>Lot Feat:</b> | Front Yard, Garden, Landscaped |               |                   |

|                    |                                                                    |                   |        |
|--------------------|--------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | \$ 360 |
| <b>Basement:</b>   | Partial, Partially Finished                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco, Vinyl Siding                                     | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Natural Woodwork, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** N/A

LOCATION, LOCATION, LOCATION-a RARE find. Welcome to your next home or investment opportunity in the highly sought-after community of Acadia SE. Nestled in the seldom available Carriage Park complex, this townhome with low condo fees /pets welcome offers you exceptional value and lifestyle. Step into your own private sanctuary&mdash;a fully fenced front yard lush with mature trees and perennials, perfect for morning coffee or unwinding later in the day. Inside, you&rsquo;re welcomed by a spacious entryway leading to a bright living room with serene garden views. The inviting dining area flows into a well-appointed kitchen with generous counterspace&mdash;ideal for home chefs and entertainers alike. Upstairs, find three well-sized bedrooms offering privacy and versatility for families or remote work setups. The primary bedroom impresses with a custom barn door feature and all bedrooms have ceiling fans for added comfort. A stylishly updated 4-piece bathroom completes the upper level. The partially finished basement expands your space even more with a cozy rec room, a second upgraded bathroom with walk-in shower and heat lamp, laundry area, ample storage and endless potential for further development. Lovingly maintained by the owner for 23 years, this home radiates pride of ownership. Recent upgrades include newer windows(2018), newer roof(2020),new hot water tank(2025), and more&mdash;providing peace of mind and energy efficiency. Enjoy the convenience of a parking stall w/ plug in, plus the assurance of a well-run, proactive management team all within a beautifully maintained complex. With top-rated schools, green parks, tennis centre, City of Calgary recreation Centre w/ pool, excellent transit, and shopping all within walking distance or a few minutes drive away, this rare opportunity won&rsquo;t last long. Book

your private viewing today!