

90, 251 90 Avenue SE
Calgary, Alberta

MLS # A2275228



\$299,900

Division:	Acadia		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Outstanding Value in Acadia — One of Calgary's Best-Priced 3-Bedroom Townhomes Under \$300,000! Located in the highly desirable southeast community of Acadia, this vacant and move-in-ready 3-bedroom townhome offers exceptional value for first-time buyers and investors alike. Surrounded by multiple schools within easy walking distance, parks, and everyday amenities, this is a community known for its livability and long-term appeal. The home has seen significant updates, including fresh paint throughout, new lighting, and a fully renovated upstairs bathroom featuring a new tub, tile, plumbing, lighting, and finishes. Major mechanical and structural upgrades have already been completed — windows replaced in recent years, a newer electrical panel, newer furnace, water tank only 10 years old and shingles in good condition — giving buyers peace of mind. Enjoy abundant laminate flooring throughout, ideal for allergy-sensitive households or pet owners, and easy to maintain. The bright kitchen is functional and ready for immediate use, with opportunity for future updates to add value. Step outside to a private, fully fenced backyard backing onto a green courtyard, perfectly positioned for south/west exposure and all-day sun. With approximately 1,100 sq. ft. of above-grade living space, plus a fully unfinished basement offering extensive storage and future potential, this home delivers space, flexibility, and value rarely found at this price point. Whether you're entering the market or expanding your investment portfolio, opportunities like this are rare. Act quickly and book your showing today.