60, 251 90 Avenue SE
Calgary, Alberta

MLS # A2284499

$330,000

Division:	Acadia		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,098 sq.ft.	**Age:**	1970 (56 yrs old)
Beds:	3	**Baths:**	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 401
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

Inclusions: None

Welcome to this inviting townhome nestled in the heart of Acadia, one of Calgary's most established and well-connected communities. Whether you're stepping into homeownership for the first time or looking for a smart investment, this property offers a lifestyle of convenience, comfort, and future potential. The upper level features three bedrooms and a full bathroom, creating a functional and private retreat from the main living areas—ideal for young families, professionals, or roommates. The unfinished basement provides endless possibilities to customize the space to suit your lifestyle. Create a cozy family room, a home office, fitness area, or additional storage—the choice is yours. Location is where this home truly shines. Situated just minutes from Macleod Trail, you'll enjoy easy access to downtown, Chinook Centre, public transit, schools, parks, and everyday amenities. Spend your weekends exploring nearby green spaces, running errands with ease, or enjoying the vibrant dining and shopping options just moments away. Affordable, functional, and ideally located, this townhome is a fantastic entry into the Calgary real estate market. Move in and enjoy today, or personalize and grow into it for years to come—this Acadia gem is ready to welcome you home.