

# \$389,900 - 1, 251 90 Avenue Se, Calgary

MLS® #A2227477

**\$389,900**

3 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Rare Find in Acadia SE with this charming 3-Bedroom Townhome with Incredible Value! Welcome to your next home or investment opportunity in the highly sought-after community of Acadia SE. Nestled in the rarely available Carriage Park complex, this 3-bedroom townhome with low condo fees offers exceptional value and lifestyle. Step into your own private sanctuary—a fully fenced front yard lush with mature trees and perennials, perfect for morning coffee or unwinding later in the day. Inside, you’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—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 moreâ€”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 wonâ€™t last long. Book your private viewing!

Built in 1970

**Essential Information**

MLS® #	A2227477
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1, 251 90 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J0A4

**Amenities**

Amenities	Other
-----------	-------

Parking Spaces	1
Parking	Assigned, Off Street, Stall

## Interior

Interior Features	Ceiling Fan(s), Natural Woodwork, No Smoking Home, Quartz Counters
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	17
Zoning	M-C1

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.