# \$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 sanctuaryâ€"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 counterspaceâ€"ideal for home chefs and entertainers alike.

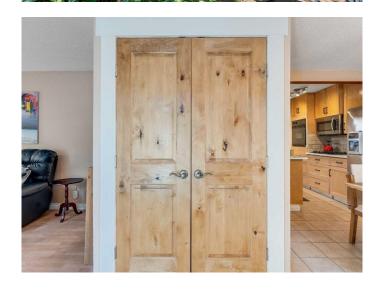
Upstairs, find three well-sized bedrooms offering privacy and versatility for families or remote work setups. The primary bedroom impresses with a custom barn door feature and all bedrooms have ceiling fans for added comfort. A stylishly updated 4-piece bathroom completes the upper level.

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 won'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

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

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