

# \$380,000 - 30, 219 90 Avenue Se, Calgary

MLS® #A2254329

**\$380,000**

4 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

With 4 good-sized BEDROOMS on the upper level, this is a rare find nowadays, for an END-UNIT townhouse in this quiet Acadia community! On the main level, you will find an eat-in/ breakfast nook in the spacious kitchen area, an open concept dining room and family room, 2-piece bath and an easy access to a private backyard which is ideal for gardening , relaxation and/or barbeque. For easy maintenance, upgrades include ceramic tiles in the foyer, kitchen and bathrooms and hardwood in the living room & dining areas, as well as the hallway leading to these rooms. There are 3 good-sized bedrooms on the upper level not to mention the bigger primary bedroom. All of these 4 bedrooms share a common 4-piece bathroom, on this level. The unfinished basement has a laundry area, the utility room with a hot water tank that was replaced in 2024 and lots of storage area that can easily be developed into more living areas by the next owners. This end unit townhouse comes with 1 parking stall. It is ideally located as it is very close to bus stops, shopping & amenities. Come & view to appreciate!

Built in 1970

## Essential Information

MLS® # A2254329

Price \$380,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,207         |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 30, 219 90 Avenue Se |
| Subdivision | Acadia               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2J 0A3              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                        |
| Appliances        | Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Stucco, Wood Frame                |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 27                  |
| Zoning         | M-CG d52            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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