

**33, 219 90 Avenue SE**  
**Calgary, Alberta**

**MLS # A2311645**



**\$330,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d52
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Welcome to this well-kept townhouse in Acadia, a great spot in the south end of Calgary. The home has just over 1100 sq ft, three bedrooms, a full bathroom upstairs, and a private backyard. There's also an assigned parking stall. The main floor has a comfortable layout with a good dining area and a living room with enough space for everyday life or having people over. The kitchen has lots of cabinets and counter space, so it's easy to work in. Three bedrooms upstairs, all a decent size. The basement is unfinished, but it's useful for storage and has the laundry and mechanical room down there. Lots of potential if you want to develop it later. You're close to parks, pathways, schools, and shopping. Macleod Trail and Southland Drive are both close by, so getting around the city is quick. Acadia is a mature, established neighbourhood and a really nice place to live. Good opportunities like this don't come around often!