

**36, 219 90 Avenue SE**  
**Calgary, Alberta**

**MLS # A2313578**



**\$309,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Level, Low Maintenance Landscape, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 497
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco, Wood Siding	<b>Zoning:</b>	M-CG d52
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** None

Looking for that updated gem to just move in and start living? Look no farther... this three bedroom townhome is waiting for a new family to enjoy the coming BBQ season with their own private, fenced yard! Inside you'll find a renovated kitchen (2015) with a stylish flair, stainless steel appliances, including a brand new (2026) convection range. Throughout the freshly painted main, you'll find laminate flooring, bright sunny windows (all with new blinds) and a view into your private, fenced yard. Newer lighting throughout includes a bunch of potlights. Going upstairs, there is brand new carpet and paint, an updated washroom (2015) with with a deep soaker tub and funky subway tiles. There are three bedrooms up, all with ample closet space, and of which, the primary is huge! A refuge from the day. There is a full, undeveloped basement with a new hot water tank (2025) and in-unit laundry! The exterior upgrades for the complex were done in 2015 and this unit is steps from your powered parking (and visitor parking). This townhome is located on the quietest side of this park-like complex. Take a stroll around the grounds and see for yourself! Leave your car behind because you are steps to schools, parks, shops, restaurants and pubs. A few more steps and you're on the C-Train. This is the perfect place in the perfect location, don't miss viewing this one today!