$459,900 - 22, 210 86 Avenue Se, Calgary

MLS® #A2218979

$459,900

3 Bedroom, 2.00 Bathroom, 1,374 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

This terrific end unit in Highland Estates offers the perfect lifestyle that includes comfort and convenience. The well-managed condo townhouse unit with over 1700 square feet of developed living space features three bedrooms, showcasing a home that's both pet-friendly and complete with an attached garage. The bright kitchen features a large newer window, a full appliance package with stainless steel, loads of cupboard space, fully functional use countertops, and a carpet-free interior. Extremely close proximity to various local amenities, grocery stores, a park with a playground, schools, bus stops, banks, restaurants, easily within walking distance. The main level with an open living/dining area, a convenient 2-piece bath. Through the patio doors, enjoy the oversized patio doors onto a spacious private patio surrounded by mature trees, offering gate access to the greenspace and pathways in a park-like setting. The upper floor level offering a spacious primary bedroom with a large closet and two additional bedrooms, a 4-piece main bathroom with a linen closet, a large storage room at the top of the staircase. The lower level equipped with a laundry/utility/storage room with a new hot water tank and high effiiency furnace with humidifier. Additional details include a single attached garage with storage shelves and extra driveway parking, newer patio doors and windows and some fixtures, plus a vacuum system w/attachments. With easy access to the city via nearby LRT and Macleod Trail,

welcome the opportunity to become part of this fantastic mature and established community that has a lot to offer. A great opportunity for under $500k to have a 3 bedroom home with garage, your own private back setting and lots of room for a family, reasonable condo fees, making this a perfect first home. Don't miss out on this opportunity.

Built in 1970

Essential Information

MLS® #	A2218979
Price	$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	22, 210 86 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1N6

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Garage Door Opener, Garage Faces Front, Oversized, Secured, Single Garage Attached

# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Humidifier
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, See Remarks, Street Lighting, Sloped Down
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	2
Zoning	M-CG

Listing Details

Listing Office	Real Estate Professionals Inc.