

780-978-0157  
jenniferstudent@me.com

96, 251 90 Avenue SE  
Calgary, Alberta

MLS # A2165366



**\$350,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 306
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** \*

**\*\*OPEN HOUSE SEPT 14th from noon-2pm\*\*** This fully developed 2-bedroom end unit townhome boasts a bright and inviting atmosphere. The open main floor plan features a spacious living room with patio doors leading to your private outdoor space, perfect for relaxation and entertaining. The modern kitchen is equipped with sleek black appliances and elegant granite countertops. Upstairs, you'll find two generously sized bedrooms and a well-appointed full bathroom. The fully developed basement offers a large family/games room and an additional 3-piece bathroom, ideal for versatile use and extra comfort. Additional highlights include a newer furnace (November 2017) and hot water tank (2023), ensuring efficiency and peace of mind. This well-maintained home is conveniently located near amenities, shopping, and public transit, including the LRT.