

128, 210 86 Avenue SE
Calgary, Alberta

MLS # A2200314



\$380,000

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,011 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 366
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Storage		

Inclusions: TV mounts

****OPEN HOUSE, Sunday, March 16, noon-3pm**** Welcome to this little treasure of a home. This 2 bed, 1 bath home features an incredible layout, with lots of space for entertaining. Upon entering, you'll find a front entry with vinyl plank flooring that runs throughout the entire main floor and a designated front hall closet. The spacious living area, features amazing square footage to entertain or enjoy a cozy night in. You'll love the natural sunlight that floods the space with the west facing glass patio doors. Off the living area is a dining room and galley style kitchen with sleek stainless steel appliances, timeless tile backsplash and beautiful quartz countertops. You'll love cooking in this bright space. Upstairs are two large bedrooms with extra space in the closets as well as a 4pc bath and a linen closet completing the upper floor. Downstairs is fully renovated, featuring a large rec area with plush carpeting and plenty of storage in both the mechanical and laundry rooms. Enjoy access to the private front yard where you'll spend easy summer evenings on the durable composite decking. There's plenty of space to garden and BBQ. Located in the heart of shopping, schools, supermarkets, coffee shops and restaurants, this row home is perfectly situated in the community of Acadia. With easy access to major road systems like Deerfoot, MacLeod Trail and Glenmore Trail, and only a 17-minute commute to the heart of Calgary's downtown core this home is an incredible option for commuters. If driving isn't an option, Heritage CTrain station is only a 10-minute walk away. Perfect for the first-time home buyer, investor, young couple or family, this home offers an incredible opportunity for any type of buyer. Schedule your private viewing today!