

# \$489,999 - 101, 210 86 Avenue Se, Calgary

MLS® #A2229904

**\$489,999**

3 Bedroom, 2.00 Bathroom, 1,383 sqft  
Residential on 0.00 Acres

Acadia, Calgary, Alberta

Discover this beautifully maintained and spacious 3-bedroom, 1.5-bathroom townhouse offering nearly 1,400 sq. ft. of comfortable living in the highly desirable community of Acadia. Tucked away in a tree-lined setting, this home features a stunning private patio surrounded by mature trees and lush greenery making it your own peaceful retreat in the city.

The home has been fully renovated. Inside, you'll find warm and inviting tones complemented by rich hardwood flooring throughout. The upgraded kitchen is a chef's delight, complete with an island, granite countertops, stainless steel appliances, and ample cabinetry for all your culinary needs. The open living room / dining room combination is perfect for families and guests.

Upstairs, all three bedrooms are generously sized, each with its own closet, and they share a well-appointed full bathroom, equipped with a Jetted bathtub. A convenient half-bath is located on the main floor. The attached single-car garage adds everyday convenience and extra storage. The home boasts new composite siding (1 year ago) funded by the strong reserve fund and the board has been fantastic with maintenance of the grounds and building structure.

Located in a central Calgary location, this home is just steps from an incredible variety of shops, restaurants, parks, playgrounds, and



schools. With everything you need within walking distance, this is urban living with a community feel.

Whether you're a growing family, first-time buyer, or savvy investor, this Acadia gem is a must-see. Homes in this area don't come up often, Call your agent and come see this gem today!

Built in 1970

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229904      |
| Price          | \$489,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,383         |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101, 210 86 Avenue Se |
| Subdivision | Acadia                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2H 1N6               |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Trash, Visitor Parking                                      |
| Parking Spaces | 2                                                           |
| Parking        | Assigned, Garage Faces Front, Single Garage Attached, Stall |

# of Garages 1

## Interior

Interior Features Granite Counters, Kitchen Island, No Smoking Home  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  
Heating Floor Furnace, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Partial, Partially Finished

## Exterior

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

## Additional Information

Date Listed June 12th, 2025  
Days on Market 4  
Zoning M-CG

## Listing Details

Listing Office Comox Realty

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