



**DJ Golden**  
**REAL ESTATE**

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**90, 251 90 Avenue SE**  
**Calgary, Alberta**

**MLS # A2248683**



**\$304,900**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Acadia                                            |               |                   |
| <b>Type:</b>     | Residential/Four Plex                             |               |                   |
| <b>Style:</b>    | 2 Storey                                          |               |                   |
| <b>Size:</b>     | 1,102 sq.ft.                                      | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                                             |               |                   |
| <b>Lot Size:</b> | -                                                 |               |                   |
| <b>Lot Feat:</b> | Front Yard, Landscaped, Low Maintenance Landscape |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 393 |
| <b>Basement:</b>   | Full, Unfinished                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

OPEN HOUSE 2.30 PM TO 4.30 PM THIS SATURDAY OCTOBER 18 TH. Discover a rare opportunity to own a bright and spacious 3-bedroom townhome in the highly sought-after community of Acadia. Perfectly positioned for an unbeatable lifestyle, this nearly 1,100 sq. ft. residence is a dream for first-time buyers, savvy investors, or anyone seeking a home with incredible potential. Step inside to a blank slate that is freshly painted, vacant, and clean, offering you the freedom to infuse your personal style while enjoying the peace of mind that comes with key updates like a newer furnace, hot water tank, and professionally addressed wiring. The true value of this home extends beyond its walls to its exceptional location. Imagine the convenience of being just a short walk from schools, the Acadia Recreation Centre, the C-Train, and all the vibrant shopping and dining along Macleod Trail. Outside, your private, fenced yard with sunny south exposure provides a serene retreat for relaxing or entertaining. Additional perks include an assigned parking stall, plenty of guest parking, a pet-friendly complex, and a full, undeveloped basement offering abundant storage or future development potential. This popular complex rarely sees opportunities like this, especially at such an outstanding value. Priced to sell quickly, this property won't last long—call your favourite REALTOR® today to book your private showing