

# \$339,900 - 52, 219 90 Avenue Se, Calgary

MLS® #A2264210

## \$339,900

3 Bedroom, 1.00 Bathroom, 1,128 sqft  
Residential on 0.00 Acres

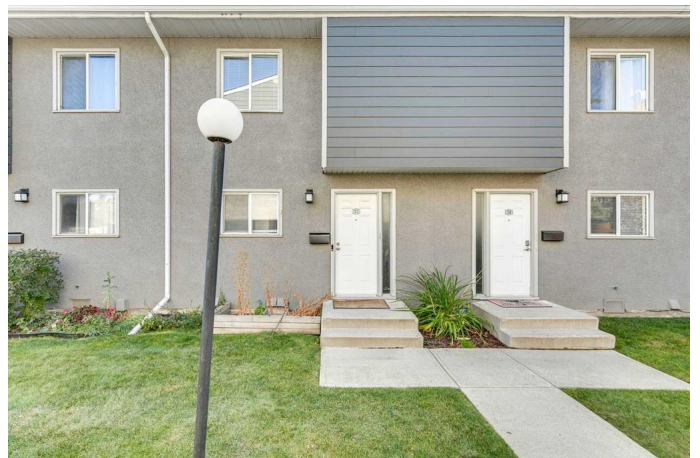
Acadia, Calgary, Alberta

Located in the sought after community of Acadia, this lovely townhome won't disappoint. This property offers over 1100 sqft of exceptional living space, 3 spacious bedrooms, a private backyard and so much more. Upon entering, you'll notice laminate floors throughout, a vast dining area, a cozy living room and a bright floor plan that's made for entertaining. The kitchen showcases newer white appliances(2022-2025), new sink(2025), new cabinet doors(2025) and plenty of cabinet space. Enjoy your morning coffee in your private South facing backyard. Upstairs you'll find 3 spacious bedrooms as well as a 4 piece bathroom that includes a new vanity and mirror(2025). The unfinished basement offers plenty of storage, Washer/Dryer(2021), High Efficiency furnace (2022) and Hot Water Tank (2021). This property also comes with one assigned parking stall. Conveniently located, only steps away from parks, walking/bike pathways, schools and shops. Easy access to Macleod Trail for all your amenities and Southland Drive. Come see this incredible property for yourself!

Built in 1970

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2264210  |
| Price    | \$339,900 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,128         |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 52, 219 90 Avenue Se |
| Subdivision | Acadia               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2J 0A3              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                      |
| Appliances        | Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Partial, Unfinished                                                                  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Level, Private       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 22                 |
| Zoning         | M-CG d52           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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