

# \$300,000 - 5, 251 90 Avenue Se, Calgary

MLS® #A2203835

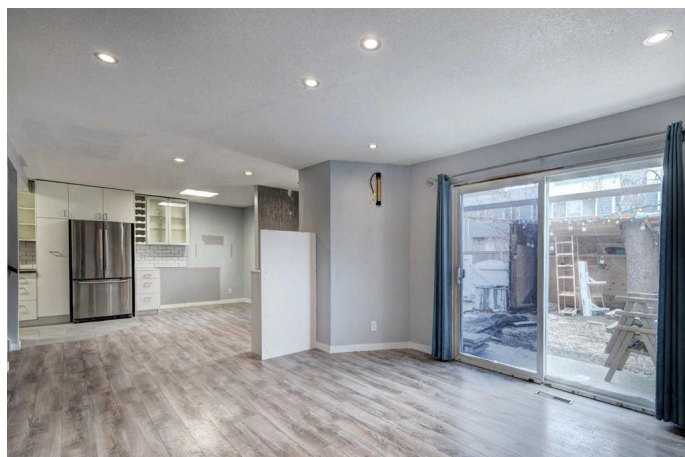
**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,041 sqft  
Residential on 0.00 Acres

Acadia, Calgary, Alberta

HOME SWEET HOME! Investor Alert! Calling all savvy investors and first-time home buyers, this is the AFFORDABLE OPPORTUNITY you have been searching for located in the heart of the charming SE community of Acadia. This terrific 3 bedroom townhouse offers a ton of UPDATES and has amazing potential to become a income generating property! This END UNIT TOWNHOUSE features an open concept floor plan with a blend of modern upgrades such as vinyl plank flooring on all three levels. The updated cabinetry, appliances, and quartz countertops make the kitchen feel modern and inviting. The large, sun drenched living room opens out onto a private fenced backyard with a patio, perfect for enjoying on nice days. Upstairs, you will find 3 bedrooms and a renovated 4 piece bathroom, perfect for families or professionals alike. The large renovated, developed basement contains a flexible space/recreation room, laundry room, utility room and bathroom. Also included is an outdoor parking stall. This unit is located in a prime location boasting unparalleled convenience, just steps away from schools, diverse shopping options, restaurants, efficient transit routes, parks, major roadways and other major amenities. Donâ€™t miss this opportunity to own an investment property in a sought-after neighbourhood! Book your private viewing today!

Built in 1970



## Essential Information

MLS® #	A2203835
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,041
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	5, 251 90 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0A4

## Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Plug-In

## Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Private Yard, Private Entrance
Lot Description	City Lot, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	10
Zoning	M-C1

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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