

22, 210 86 Avenue SE
Calgary, Alberta

MLS # A2218979



\$459,900

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Enclosed, Garage Door Opener, Garage Faces Front, Oversized, Secured, S		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, See Ren		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: n/a

This terrific end unit in Highland Estates offers the perfect lifestyle that includes comfort and convenience. The well-managed condo townhouse unit with over 1700 square feet of developed living space features three bedrooms, showcasing a home that's both pet-friendly and complete with an attached garage. The bright kitchen features a large newer window, a full appliance package with stainless steel, loads of cupboard space, fully functional use countertops, and a carpet-free interior. Extremely close proximity to various local amenities, grocery stores, a park with a playground, schools, bus stops, banks, restaurants, easily within walking distance. The main level with an open living/dining area, a convenient 2-piece bath. Through the patio doors, enjoy the oversized patio doors onto a spacious private patio surrounded by mature trees, offering gate access to the greenspace and pathways in a park-like setting. The upper floor level offering a spacious primary bedroom with a large closet and two additional bedrooms, a 4-piece main bathroom with a linen closet, a large storage room at the top of the staircase. The lower level equipped with a laundry/utility/storage room with a new hot water tank and high efficiency furnace with humidifier. Additional details include a single attached garage with storage shelves and extra driveway parking, newer patio doors and windows and some fixtures, plus a vacuum system w/attachments. With easy access to the city via nearby LRT and Macleod Trail, welcome the opportunity to become part of this fantastic mature and established community that has a lot to offer. A great opportunity for under \$500k to have a 3 bedroom home with garage, your own private back setting and lots of room for a family, reasonable condo fees, making this a perfect first home. Don't miss out on this opportunity.