

\$380,000 - 128, 210 86 Avenue Se, Calgary

MLS® #A2200314

\$380,000

2 Bedroom, 1.00 Bathroom, 1,011 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

****OPEN HOUSE, Sunday, March 16, noon-3pm**** Welcome to this little treasure of a home. This 2 bed, 1 bath home features an incredible layout, with lots of space for entertaining. Upon entering, you'll find a front entry with vinyl plank flooring that runs throughout the entire main floor and a designated front hall closet. The spacious living area, features amazing square footage to entertain or enjoy a cozy night in. You'll love the natural sunlight that floods the space with the west facing glass patio doors. Off the living area is a dining room and galley style kitchen with sleek stainless steel appliances, timeless tile backsplash and beautiful quartz countertops. You'll love cooking in this bright space. Upstairs are two large bedrooms with extra space in the closets as well as a 4pc bath and a linen closet completing the upper floor. Downstairs is fully renovated, featuring a large rec area with plush carpeting and plenty of storage in both the mechanical and laundry rooms. Enjoy access to the private front yard where you'll spend easy summer evenings on the durable composite decking. There's plenty of space to garden and BBQ. Located in the heart of shopping, schools, supermarkets, coffee shops and restaurants, this row home is perfectly situated in the community of Acadia. With easy access to major road systems like Deerfoot, MacLeod Trail and Glenmore Trail, and only a 17-minute commute to the heart of Calgary's downtown core this home is an incredible option for commuters. If driving



isnâ€™t an option, Heritage CTrain station is only a 10-minute walk away. Perfect for the first-time home buyer, investor, young couple or family, this home offers an incredible opportunity for any type of buyer. Schedule your private viewing today!

Built in 1970

Essential Information

MLS® #	A2200314
Price	\$380,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,011
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	128, 210 86 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N6

Amenities

Amenities	Park, Parking, Playground, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Parking Lot, Stall, Paved

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard
Roof	Tar/Gravel
Construction	Brick, Wood Frame, Wood Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
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