$330,000 - 90, 251 90 Avenue Se, Calgary

MLS® #A2248683

$330,000
3 Bedroom, 1.00 Bathroom, 1,102 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

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 longâ€”call your favourite REALTORÂ® today to book your private showing

Built in 1970

Essential Information

MLS® #	A2248683
Price	$330,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,102
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

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

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

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

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Zoning	M-C1

Listing Details

Listing Office	RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.