



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**219 90 Avenue #20, Calgary T2J 0A3**

MLS® #: **A2172968**

Area: **Acadia**

Listing Date: **10/17/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1970**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,094**  
Low Sqft:  
Ttl Sqft: **1,094**

DOM

**96**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Electric Oven,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan**  
Int Feat: **Central Vacuum,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`11" x 16`3"
Entrance	Main	6`4" x 3`4"
Bedroom - Primary	Second	12`10" x 9`11"
Bedroom	Second	11`3" x 7`11"
Other	Lower	12`6" x 5`6"
2pc Bathroom	Main	
3pc Bathroom	Lower	

Room	Level	Dimensions
Dining Room	Main	7`6" x 9`5"
Kitchen	Main	9`11" x 7`6"
Bedroom	Second	11`7" x 8`0"
Game Room	Lower	15`9" x 11`1"
Furnace/Utility Room	Lower	8`6" x 8`3"
4pc Bathroom	Second	

Condo Fee:  
**\$373**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **8811100**

Remarks

Pub Rmks: **Location , location, location... This beautifully designed townhome, featuring 3 bedrooms and 2 full and 1 half bathrooms. Great for a family with wet bar in the basement. Upgraded over the years. Featuring nice modern kitchen with built in oven, countertop cook top, microwave hood fan, dishwasher, granite countertop, back splash, formal dinning room, living room with a sliding door to south backyard and a window, half bathroom. Upstairs features redone bathroom, master bedroom with walk in closet, 2 additional good size bedrooms. Basement features , full kitchen with stove and fridge and built in counter , full bathroom with shower and big recreation room. Nice sunny backyard backing to nice open space with trees. Vinyl plank flooring , new doors, trim, baseboards. Newer high efficiency furnace, hot water tank, air condition. This well maintained complex is conveniently located close to all level schools, public transportation, shopping, many restaurants and recreation facilities for hockey, curling, tennis, soccer and swimming. Low condo fees.**

Inclusions: **Air condition unit**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









