



THE
A-TEAM

**RE/MAX
FIRST**

251 90 Avenue #52, Calgary T2J0A4

MLS® #: **A2184036**

Area: **Acadia**

Listing Date: **12/18/24**

List Price: **\$330,000**

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:

Finished Floor Area

Abv Sqft: **783**
Low Sqft:
Ttl Sqft: **783**

DOM

35
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	7' 7" x 8' 6"	Kitchen	Main	8' 3" x 7' 4"
Living Room	Main	15' 10" x 11' 10"	4pc Bathroom	Second	
Bedroom	Second	7' 9" x 11' 8"	Bedroom - Primary	Second	11' 4" x 14' 0"

Legal/Tax/Financial

Condo Fee: **\$336**

Title: **Fee Simple**
Fee Freq:

Zoning: **MC-1**

Legal Desc:

9111548

Monthly

Remarks

Pub Rmks: **Located in a well sought after area, minutes to the tennis centre and the Acadia rec Center! This home has a larger living room, kitchen and nook on the main. The kitchen cabinets are white and easy to paint to your personal style. The upper level has two bedrooms and a full bath. Partially finished in the basement with laminate flooring for easy care. Newer windows and patio doors that access the fenced yard which gives you a place to relax in the summer months and try your hand at gardening.**

Inclusions:
Property Listed By:

N/A
CIR Realty

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



