$418,000 - 23, 210 86 Avenue Se, Calgary

MLS® #A2246472

$418,000

3 Bedroom, 2.00 Bathroom, 1,285 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

Welcome home to this bright and spacious 3-bedroom, 1.5-bath townhouse located in the highly desirable community of Acadia. Nestled in a peaceful, tree-lined setting, this UPDATED END UNIT offers over 1285 sq ft of comfortable living space and features a sunny south-facing private patio, surrounded by mature trees and backing onto a green space for maximum privacy. Step inside to find gleaming hardwood floors and a large open living and dining area. Patio doors lead directly to your private outdoor space, creating the ideal setting for both relaxing and entertaining. The spacious kitchen is filled with natural light and plenty of cabinet and counter space, along with a cozy eat-in nook. Updates include a stylish backsplash, upgraded stainless appliances and under cabinet lighting. A convenient 2 piece bathroom completes the main level. Upstairs, the primary bedroom offers wall-to-wall closets and enough room for a king-sized bed and more. Two additional good sized bedrooms offer versatility for children, guests or a home office. The updated 4 piece bath on this level adds a touch of luxury. The lower level features a spacious, partially developed basement with laundry, built in vacuum system for the home, tons of storage and endless potential for your design ideas. Your parking stall is conveniently located right in front of the unit. This incredible central location truly has it allâ€"within walking distance to a variety of shops, the C-Train, Co-op and Save-On Foods, restaurants, parks,

playgrounds, and several schools. Just blocks away are the Acadia Aquatic & Fitness Centre, Acadian Rec Complex, and the Osten & Victor Tennis Centreâ€"perfect for those seeking activities in their community. This well-managed complex boasts a healthy reserve fund and is pet-friendly with approval. The board has done an excellent job maintaining the grounds and building structures. Donâ€™t miss the opportunity to own this unique propertyâ€"ideal for a growing family, first-time buyer, or savvy investor.

Built in 1970

Essential Information

MLS® #	A2246472
Price	$418,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,285
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	23, 210 86 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N6

Amenities

Amenities	Park, Parking, Playground

| Parking Spaces | 1 |
| Parking | Stall |

Interior

Interior Features	Central Vacuum, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Garden, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

| Date Listed | August 5th, 2025 |
| Zoning | M-CG d44 |

Listing Details

| Listing Office | Real Estate Professionals Inc. |