

# \$389,900 - 1, 251 90 Avenue Se, Calgary

MLS® #A2227477

**\$389,900**

3 Bedroom, 2.00 Bathroom, 940 sqft  
Residential on 0.00 Acres

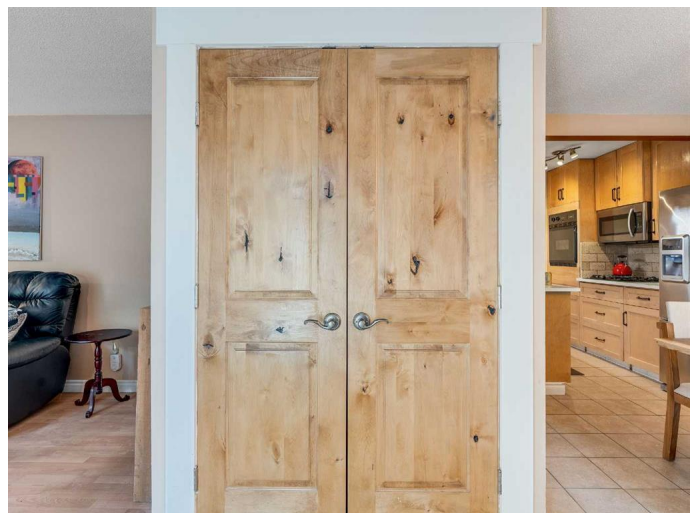
Acadia, Calgary, Alberta

Rare Find in Acadia SE with this charming 3-Bedroom Townhome with Incredible Value! Welcome to your next home or investment opportunity in the highly sought-after community of Acadia SE. Nestled in the rarely available Carriage Park complex, this 3-bedroom townhome with low condo fees offers exceptional value and lifestyle. Step into your own private sanctuary—a fully fenced front yard lush with mature trees and perennials, perfect for morning coffee or unwinding later in the day. Inside, you™re welcomed by a spacious entryway leading to a bright living room with serene garden views. The inviting dining area flows into a well-appointed kitchen, featuring a built-in wall oven, gas cooktop, and generous counterspace—ideal for home chefs and entertainers alike.

Upstairs, find three well-sized bedrooms offering privacy and versatility for families or remote work setups. The primary bedroom impresses with a custom barn door feature and all bedrooms have ceiling fans for added comfort. A stylishly updated 4-piece bathroom completes the upper level.

The partially finished basement expands your space even more with a cozy rec room, a second upgraded bathroom with walk-in shower and heat lamp, laundry area, ample storage and endless potential for further development

This lovingly maintained home boasts recent upgrades including newer windows(2018),



newer roof(2020),new hot water tank(2025), and more”providing peace of mind and energy efficiency. Enjoy the convenience of a parking stall w/ plug in, plus the assurance of a well-run, proactive management team all within a beautifully maintained complex. With top-rated schools, green parks, tennis centre, City of Calgary recreation Centre w/ pool, excellent transit, and shopping all within walking distance or a few minutes drive away, this rare opportunity won’t last long. Book your private viewing!

Built in 1970

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2227477      |
| Price          | \$389,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 940           |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1, 251 90 Avenue Se |
| Subdivision | Acadia              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2J0A4              |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 1     |

|         |                             |
|---------|-----------------------------|
| Parking | Off Street, Stall, Assigned |
|---------|-----------------------------|

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Natural Woodwork, No Smoking Home, Quartz Counters                       |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Partial, Partially Finished                                                              |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard |
| Lot Description   | Front Yard, Garden, Landscaped         |
| Roof              | Asphalt Shingle                        |
| Construction      | Concrete, Stucco, Vinyl Siding         |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 1               |
| Zoning         | M-C1            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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