69, 219 90 Avenue SE
Calgary, Alberta

MLS # A2171915

$329,000

Division:	Acadia
Type:	Residential/Five Plus
Style:	2 Storey
Size:	846 sq.ft.
Age:	1970 (54 yrs old)
Beds:	2
Baths:	1
Garage:	Stall
Lot Size:	-
Lot Feat:	Landscaped

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 290
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Vinyl Windows		

Inclusions: N/A

Are you looking for an affordable townhouse close to shopping with a private fenced yard? This Acadia home is great for first time buyers, or as a rental investment property and is available for immediate possession. This updated corner unit is in the well managed Candlewood Park and is located in the middle of the complex fronting onto greenspace. Entering this home, the functional living room also serves as your access point to the East facing fenced yard. The kitchen has updated appliances and is adjoining the dining room. Upstairs, there are two bedrooms and a 4-piece bathroom. The unfinished basement provides opportunity to create more developed space or can serve as storage. You will find the laundry here and the furnace was replaced in 2023. This complex has seen numerous exterior updates and is located close to schools, transit, shopping and recreation facilities. This property has 1 assigned parking space and affordable condo fees. Contact your trusted agent to book a showing before She Gon’.