

# \$369,900 - 99, 219 90 Avenue Se, Calgary

MLS® #A2233320

**\$369,900**

3 Bedroom, 1.00 Bathroom, 1,027 sqft  
Residential on 0.00 Acres

Acadia, Calgary, Alberta

This beautifully updated home is move-in ready, featuring modern finishes and thoughtful upgrades throughout. The spacious living room is bathed in natural light, with sliding doors leading to your private fenced yard—perfect for relaxing or entertaining. The kitchen boasts ample counter space, making meal prep a breeze. Upstairs, you’ll find three well-sized bedrooms, and a stylish 4-piece bathroom. The partially finished basement offers two additional rooms, ideal for a home office, guest space, or extra storage. Situated in a well-maintained complex with greenspace, visitor parking, and a fully updated exterior & fencing, this pet-friendly community is conveniently located within walking distance of schools, public transit, and shopping.

Built in 1970

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233320    |
| Price          | \$369,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,027       |
| Acres          | 0.00        |
| Year Built     | 1970        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 99, 219 90 Avenue Se |
| Subdivision | Acadia               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 0X2              |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Park, Parking, Visitor Parking |
| Parking Spaces | 1                              |
| Parking        | Assigned, Parking Pad          |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer             |
| Heating           | Central                                                             |
| Cooling           | Central Air                                                         |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Partially Finished                                            |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Garden, Lighting, Courtyard |
| Lot Description   | Front Yard, Level, Private           |
| Roof              | Asphalt                              |
| Construction      | Concrete                             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 48              |
| Zoning         | M-CG d52        |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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