

\$434,900 - 17, 210 86 Avenue Se, Calgary

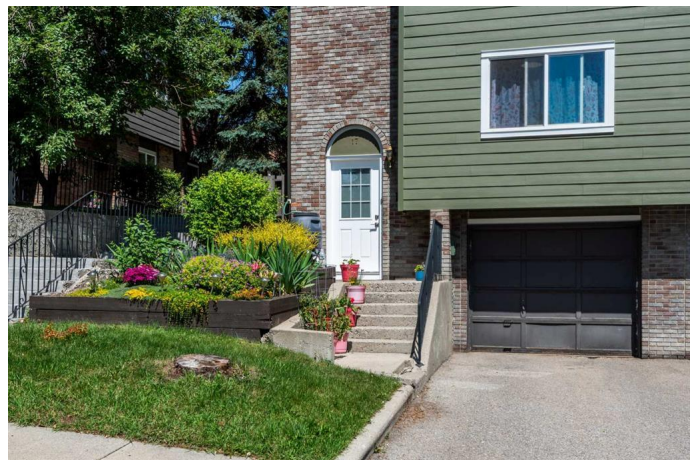
MLS® #A2236518

\$434,900

3 Bedroom, 2.00 Bathroom, 1,238 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

Charming End-Unit Condo in Highland Estates, Acadia. Welcome to this fantastic end-unit condo with attached garage in the sought-after Highland Estates, perfectly located in the heart of Acadia. This bright and inviting 3-bedroom, 1.5 bath home offers over 1,500 sq. ft. of living space and checks all the boxes for today's discerning buyer. Here are the main level highlights: Spacious kitchen flooded with natural light, ample cabinetry and counter space, and a generous eat-in area, Gleaming engineered hardwood flooring in the living room/dining room, Open-concept, bright, living and dining room, ideal for entertaining, Convenient half-bath, and access to a private patio off the living room – perfect for summer BBQs and morning coffee. Second Level Features: Large primary bedroom, Updated 4-piece bath with tiled surround, Two additional bedrooms, perfect for kids, guests, or a home office. Lower Level Convenience: Partially finished basement with direct access to the attached single garage, Large Laundry and utility room. Extra driveway parking for added convenience. Perks: Low condo fees of \$370/month, Walking distance to parks, playgrounds, schools, and shopping, Easy access to Macleod Trail and Heritage LRT station and Acadia Rec Centre, a community hub with tons of events and activities. Upgrades Include: Front Door Dec 2024, Windows April 2020 (except office), Kitchen upgrades 2021-2025, Upper Bathroom



December 2020, Hot Water Heater October 2020. This home offers the perfect blend of space, functionality, and location. Whether you're a first-time buyer, a growing family, or looking to downsize, this pet-friendly gem in Acadia is ready to welcome you!

Built in 1970

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2236518 |
| Price | \$434,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,238 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 17, 210 86 Avenue Se |
| Subdivision | Acadia |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2H 1N6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other, Playground |
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home |
| Appliances | Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Natural Gas, Central |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Rain Barrel/Cistern(s) |
| Lot Description | Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s) |
| Roof | Asphalt Shingle |
| Construction | Brick, Concrete, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 5th, 2025 |
| Days on Market | 65 |
| Zoning | M-CG d44 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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