

\$374,900 - 26, 219 90 Avenue Se, Calgary

MLS® #A2250006

\$374,900

3 Bedroom, 2.00 Bathroom, 1,095 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

****OPEN HOUSE SAT, AUG 30TH AT 1-3 PM**** *VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!* Welcome to this charming and thoughtfully updated starter home. Ideally situated in the heart of Acadia, this 3-bed, 2-bath townhome is perfect for young professionals, small families, or anyone seeking more space than an apartment offers. Surrounded by endless amenities, enjoy a lifestyle of comfort and convenience. Shopping, dining, and entertainment are just steps away along Macleod Trail, while the Alberta Tennis Centre, Acadia Athletic Park, and the Acadia Community Garden and Art Society are within walking distance. Families will appreciate the many nearby schools, and for commuters, the Heritage C-Train Station is less than a 20-minute walk. A short drive also provides easy access to Southcentre Mall, Chinook Mall, and Sue Higgins Dog Park. Peacefully tucked away within Candlewood Park Estates, this home enjoys a tranquil setting enhanced by mature trees and plenty of privacy. The pet-friendly complex (subject to board approval) is well-managed with beautifully maintained grounds, and reasonable condo fees cover exterior upkeep for stress-free living. Inside, the home flows seamlessly from the entryway into the updated kitchen, where cabinetry, a tile backsplash, and newer white appliances are complemented by a window over the sink that draws in natural light. A formal dining space



opens to the large living room, where sliding glass doors extend the living area outdoors to the private backyard. Upstairs, three bright bedrooms offer versatility for a home office, nursery, or flex space, while a full 4pc bathroom with a tub/shower combo completes this level. The partially finished lower level adds even more functionality, including a laundry area with a side-by-side washer/dryer, a large undeveloped space ready to be customized, and a new 3pc bathroom with a stand-up shower. Plus, ample storage is also available. Outdoors, a private, fully fenced backyard with grassy space, garden beds, and a wooden deck awaits. An assigned powered parking stall adds year-round convenience, while plenty of visitor parking makes hosting guests easy. Acadia is a cherished, family-friendly community, renowned for its central location, mature character, extensive parks, diverse recreational amenities, and welcoming atmosphere. This home offers the perfect blend of comfort, convenience, and community living. Schedule a private showing today!

Built in 1970

Essential Information

MLS® #	A2250006
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	26, 219 90 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0A3

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

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

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	22
Zoning	M-CG d52

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.