

\$304,900 - 90, 251 90 Avenue Se, Calgary

MLS® #A2248683

\$304,900

3 Bedroom, 1.00 Bathroom, 1,102 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

OPEN HOUSE: Saturday, October 25th, 2:30
PM to 4:30 PM

Handyman's Special in Acadia! Bring your tool belt, your designer, and your imagination — this bright and spacious 3-bedroom townhome is bursting with potential. With nearly 1,100 sq. ft. of space, it's the perfect opportunity for first-time buyers, DIY enthusiasts, or savvy investors looking to build instant equity.

Vacant and clean, this home is a blank slate ready for your ideas. Key updates are already done — including a newer furnace, hot water tank, and wiring that has been professionally upgraded to be aluminum-safe — giving you a solid head start.

Located in the heart of Acadia, you're just a short walk to schools, the Acadia Recreation Centre, the C-Train, and all the shopping and dining along Macleod Trail. The private, fenced yard with sunny south exposure is ideal for relaxing after a day of projects.

This pet-friendly complex also includes an assigned parking stall and a full, undeveloped basement ready for future development.

Opportunities like this don't come up often — especially at this price. Roll up your sleeves and turn this rough diamond into your dream home or next great rental. Call your



favourite REALTOR® today to book a showing!

Built in 1970

Essential Information

MLS® #	A2248683
Price	\$304,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,102
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	90, 251 90 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0A4

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard, Storage
Lot Description Front Yard, Landscaped, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Stucco, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025
Days on Market 36
Zoning M-C1

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.