

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

MLS® #A2236518

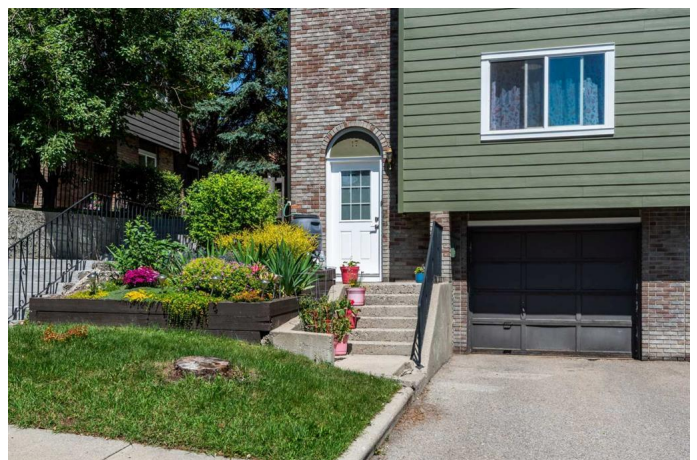
**\$434,900**

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 | 77             |
| Zoning         | M-CG d44       |

## Listing Details

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

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