



## 219 90 Avenue Calgary Alberta

\$329,000

Are you looking for an affordable townhouse close to shopping with a private fenced yard? This Acadia home is great for first time buyers, or as a rental investment property and is available for immediate possession. This updated corner unit is in the well managed Candlewood Park and is located in the middle of the complex fronting onto greenspace. Entering this home, the functional living room also serves as your access point to the East facing fenced yard. The kitchen has updated appliances and is adjoining the dining room. Upstairs, there are two bedrooms and a 4-piece bathroom. The unfinished basement provides opportunity to create more developed space or can serve as storage. You will find the laundry here and the furnace was replaced in 2023. This complex has seen numerous exterior updates and is located close to schools, transit, shopping and recreation facilities. This property has 1 assigned parking space and affordable condo fees. Contact your trusted agent to book a showing before She Gon'. (id:6769)

Living room 11.83 Ft x 19.33 Ft

Dining room 8.17 Ft x 7.67 Ft

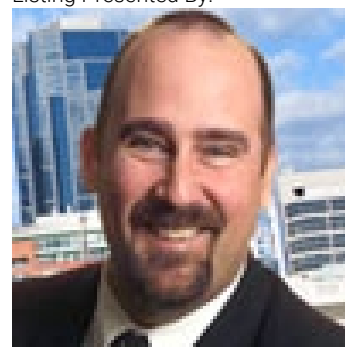
Kitchen 7.25 Ft x 8.25 Ft

4pc Bathroom Measurements not available

Primary Bedroom 14.00 Ft x 11.33 Ft

Bedroom 11.58 Ft x 7.58 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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**RE/MAX Realty Professionals**

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