

# \$454,900 - 17, 210 86 Avenue Se, Calgary

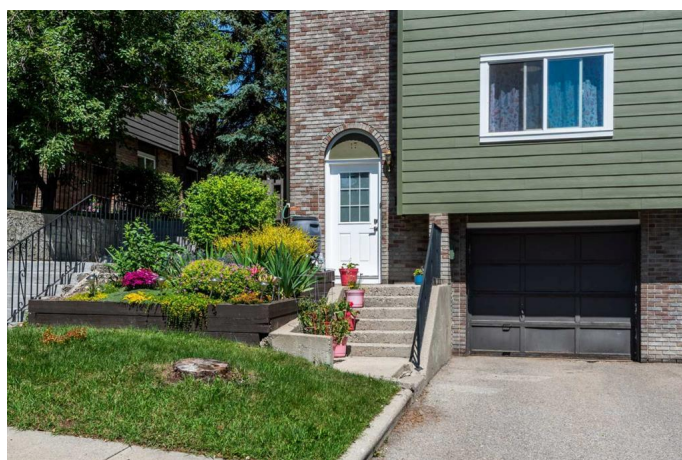
MLS® #A2236518

**\$454,900**

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	\$454,900
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	Central, Natural Gas
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	29
Zoning	M-CG d44

## Listing Details

Listing Office	TREC The Real Estate Company
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