

**308 84 Avenue SE**  
**Calgary, Alberta**

**MLS # A2212184**



**\$415,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** 55 inch TV and wall mount to be included.

This charming 3-bedroom, 1.5-bath townhouse offers both front and back yards with lovely garden space. Properties like this rarely come on the market! Enjoy peace of mind with newer vinyl windows, patio doors, newer furnace, brand new roof and vinyl fencing—no need to worry about replacements. Inside, the home features a gorgeous butcher block kitchen counter, luxury vinyl plank flooring and updated lighting. The spacious living and dining rooms are perfect for entertaining, and there’s even a cozy breakfast nook for casual meals or used as an office. An updated vanity in the half bath as well as a Bathfitters renovation in the main bath make this home ready for you and your family. Upstairs, you’ll find a large primary bedroom with a walk-in closet, two additional bedrooms with ample closet space and a generous linen closet. The undeveloped basement offers loads of potential—ideal for creating a family room or additional living space. Parking stall #598 is conveniently located just west of the building as well as street parking out front of unit. This home has excellent flow and layout, and is move-in ready. The location is unbeatable, with nearby schools, shopping, a swimming pool, recreation center, tennis facility, and easy access to transit. Your new home awaits- get ready to Love this Home!