$464,900 - 17, 210 86 Avenue Se, Calgary

MLS® #A2236518

$464,900

3 Bedroom, 2.00 Bathroom, 1,238 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

OPEN HOUSE SUNDAY. JULY 27, 12-2 PM
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 todayâ€™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 â€"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	$464,900
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	Playground, Other
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	20
Zoning	M-CG d44

Listing Details

Listing Office	TREC The Real Estate Company