

# \$415,000 - 308 84 Avenue Se, Calgary

MLS® #A2212184

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,295 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

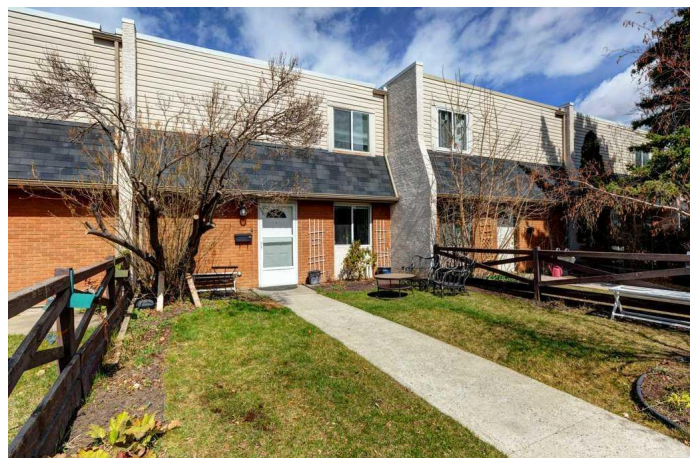
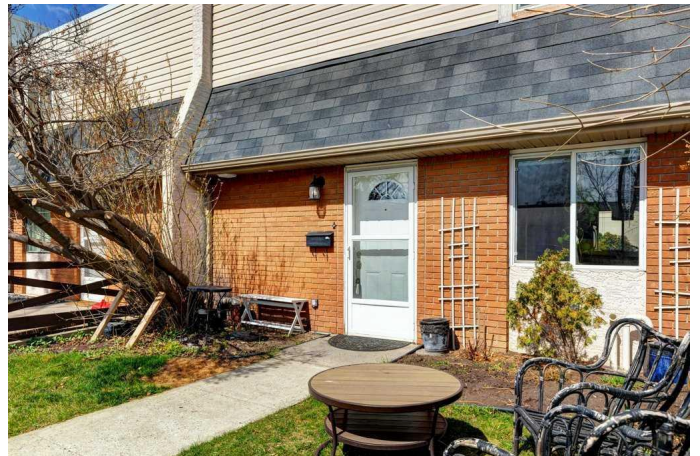
This charming 3-bedroom, 1.5-bath townhouse offers both front and back yards with lovely garden space. Properties like this rarely come on the market! Enjoy peace of mind with newer vinyl windows, patio doors, newer furnace, brand new roof and vinyl fencing—no need to worry about replacements.

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!

Built in 1968

### Essential Information

MLS® #	A2212184
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,295
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	308 84 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1N4

### Amenities

Amenities	Snow Removal, Visitor Parking, Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Oven

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Treed, Garden, Street Lighting
Roof	Tar/Gravel
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	April 19th, 2025
Days on Market	2
Zoning	M-C1

## Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.