

# \$249,900 - 14, 366 94 Avenue Se, Calgary

MLS® #A2213591

**\$249,900**

2 Bedroom, 1.00 Bathroom, 752 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Just move right into this amazing, 2 bedroom, top floor condo that has been renovated significantly! This home shows unbelievably with upgrades that include recently installed, easy to maintain hardwood style flooring, white kitchen cabinets with stainless steel appliances, trendy back splash and beautiful laminate counters. The bathroom has also had a major renovation from top to bottom including a soaker tub. Plus the apartment has newer door hard wear, hinges and light fixtures throughout! As well, you'll love the two good sized bedrooms and the abundance of light from the west facing windows and the extra window facing north in the dining area. (this is a corner unit!) Other highlights include updated vinyl windows and patio doors, neutral paint tones, custom made baseboard heating covers, a good sized indoor storage area and a west facing deck that is perfect for enjoying in the summertime! There are two newer washer and dryers available to use for free in the basement. (each building has there own washer and dryers). It also should be noted condo fees are at \$463.92 a month with, among other things, utilities covered with the exception of electricity which the seller says runs at about \$54.00 a month. If you have a bike or two there is a storage shed for residents. Also, extra parking spaces are available for rent at a cost of ten dollars a month through the condo board. As well there's lots of visitor parking. This complex is fenced for more privacy (no drive through



traffic) and it is within walking distance to the Acadia Recreation complex with a swimming pool, the National Tennis Centre, a variety of schools including the Ecole de La Source French school next door and good bus and C-Train access/connections. Possession can potentially be flexible. An absolute opportunity!

Built in 1978

### **Essential Information**

MLS® #	A2213591
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	752
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	14, 366 94 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J5P1

### **Amenities**

Amenities	Bicycle Storage, Laundry, Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Plug-In

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Window Coverings, Oven
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Landscaped, See Remarks, Views
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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