

53, 210 86 Avenue SE
Calgary, Alberta

MLS # A2272594



\$345,000

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,007 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake, Flat, Tar/Gravel	Condo Fee:	\$ 366
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: NA

2 BEDROOMS | 1 BATHROOM | 2 STOREY TOWNHOME | OVER 1,500 SQFT OF LIVING SPACE | 1 PARKING STALL | BRIGHT & AIRY | MOVE IN READY | Welcome to Highland Estates—an exceptionally quiet, family-friendly townhouse community in the heart of Acadia. This recently renovated, bright and inviting home offers a fantastic blend of comfort, updates, and convenience, all within walking distance to parks, schools, shopping, and transit. Step inside to a freshly updated main level featuring durable vinyl plank flooring (2025) and a sunny living and dining area that opens onto your private enclosed deck, making it perfect for morning coffee or outdoor relaxation. The kitchen has been refreshed with quartz countertops and new tile (2025), creating a clean and modern space to cook and gather. Upstairs, you’ll find two generous bedrooms and a full bathroom, while the finished basement provides an ideal secondary living space, home office, or playroom. There’s also ample storage to keep everything organized. Additional perks include a new furnace (2025), TELUS fibre optic line, low monthly condo fees, and an assigned parking stall steps from your door. The complex features a central park space, playground, and basketball court, making it a wonderful community for all ages. This move-in-ready home offers incredible value in one of Calgary’s most established neighbourhoods. Immediate possession available! Photos have been virtually staged.