

# \$434,900 - 17, 210 86 Avenue Se, Calgary

MLS® #A2236518

**\$434,900**

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

Acadia, Calgary, Alberta

OPEN HOUSE SATURDAY, AUG 30,  
1:00-3:00 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 today'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 – 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          | \$434,900     |
| 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           | Central, Natural Gas                                                                         |
| 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 | 56             |
| Zoning         | M-CG d44       |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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