

# \$399,000 - 2, 77 Aquitania Circle W, Lethbridge

MLS® #A2258936

**\$399,000**

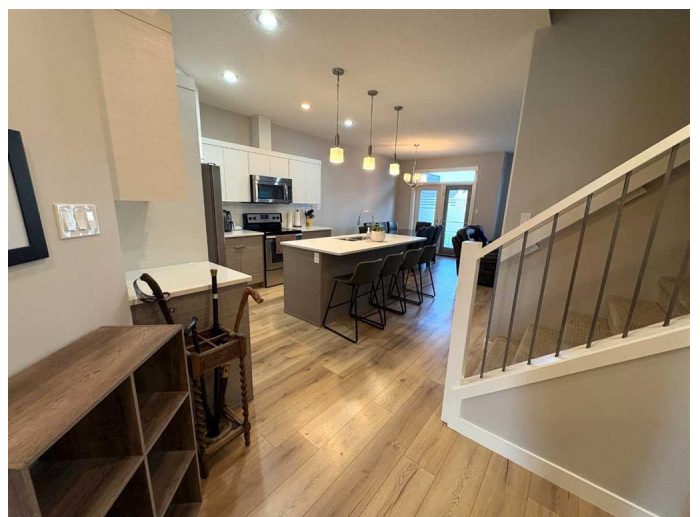
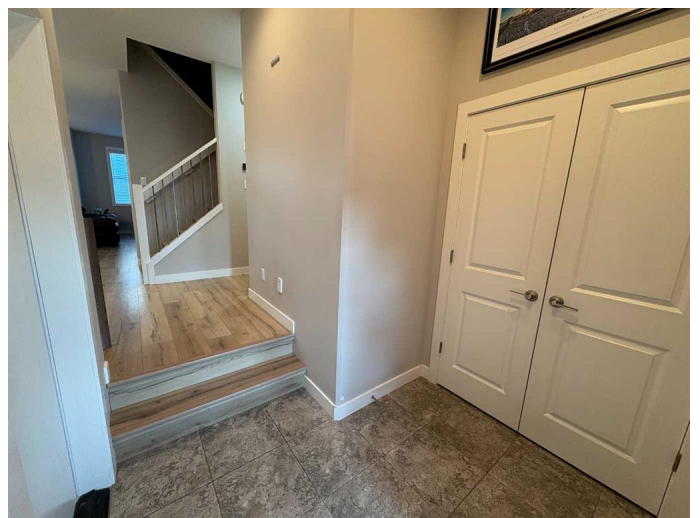
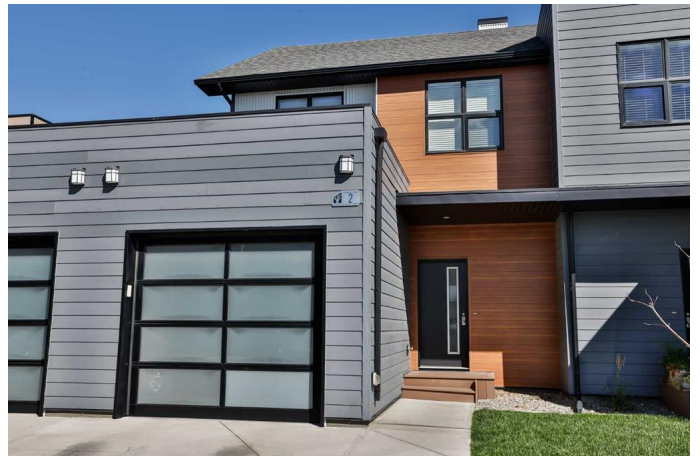
3 Bedroom, 3.00 Bathroom, 1,358 sqft

Residential on 0.22 Acres

The Crossings, Lethbridge, Alberta

Explore the possibilities of modern living with this inviting townhouse located at The Park Crossings. This condo is complete with 3 bedrooms, 2.5 bathrooms, an open floor plan with a beautiful kitchen that has quartz countertops and stainless steel appliances, and a bright and cozy living room with a gas fireplace. The basement is undeveloped with the possibility to add another bedroom, as well as large family room or recreational room, and has a bathroom rough-in already in place. The condos were developed with longevity in mind to keep condo fees low and feature superior exterior materials like Hardie board siding, metal railing, and torch down membrane roof. Conveniently located in the popular Crossings community, this townhouse is within walking distance to many essential amenities like groceries, pharmacy, restaurants, the Catholic Central and Chinook High Schools, as well as the Chinook library. For leisure and activities, the Cavendish Farms Ice Arenas and the YMCA of Lethbridge are also within walking distance, as well as the beautiful Crossings pond and walking path around it. Another of the townhouse's benefits is its close proximity to the University of Lethbridge, located just under 3 km away. Whether you're seeking a primary residence or an investment opportunity, this property balances quality, location, and cost effectively. Contact your favorite real estate agent to view today.

Built in 2016



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258936      |
| Price          | \$399,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,358         |
| Acres          | 0.22          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2, 77 Aquitania Circle W |
| Subdivision | The Crossings            |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1J 5M5                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, Pantry                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| Has Basement      | Yes                                                                                                  |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Courtyard  
Lot Description        Backs on to Park/Green Space  
Roof                      Flat Torch Membrane  
Construction          Cement Fiber Board  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 21st, 2025  
Days on Market        21  
Zoning                    DC

**Listing Details**

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE

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