

# \$635,000 - 284 Acadia Drive Se, Calgary

MLS® #A2213074

**\$635,000**

4 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

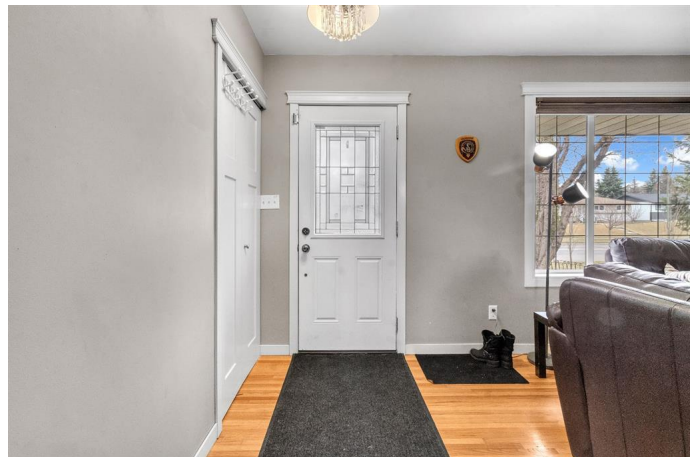
Welcome to this charming 4-bedroom, 2-bathroom bungalow nestled in the heart of Acadia—an ideal blend of comfort, functionality, and location.

As you step inside, you're greeted by a bright and open-concept living space that seamlessly connects the living room, dining area, and kitchen—perfect for both everyday living and entertaining guests. Large windows fill the main floor with natural light, creating a warm and inviting atmosphere throughout. Down the hallway, you'll find a spacious 4-piece bathroom, the primary bedroom, and two additional bedrooms, offering plenty of space for family, guests, or a home office.

The fully finished basement expands your living area with a massive rec room—a great space for movie nights, games etc. You'll also find a 3-piece bathroom, a fourth bedroom, a den, and a large storage room, providing excellent flexibility for your lifestyle needs.

Step outside to a generous backyard oasis featuring a wooden deck, a patio area (with easy potential for RV parking), and an oversized double detached garage. Mature trees and green space offer privacy and a tranquil outdoor setting you'll love coming home to.

Located just minutes from schools, parks, public transit, shopping, tennis courts, rec



centres, and major roadways, this home offers incredible convenience in a family-friendly neighborhood.

Don't miss your opportunity to live in one of SE Calgary's most desirable communities—book your showing today!

Built in 1961

**Essential Information**

MLS® #	A2213074
Price	\$635,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	284 Acadia Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0A7

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Dry Bar
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Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	60
Zoning	H-GO

## Listing Details

Listing Office	CIR Realty
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