



GRASSROOTS
REALTY GROUP

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8627 Athabasca Street SE
Calgary, Alberta

MLS # A2230697



\$697,500

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,258 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Stone Counters		

Inclusions: Lower Level Fridge and Freezer, Pool Table

Price Reduced. Welcome
to this well-maintained bungalow located in the heart of Acadia. Situated on a desirable corner lot, this home offers a spacious and functional floor plan. Step inside to a large, inviting living room that flows seamlessly into the updated kitchen, complete with modern finishes and ample cabinet space. At the back of the home, a bright sunroom provides the perfect spot to relax or entertain, overlooking the landscaped yard. The primary bedroom is generously sized, offering a comfortable retreat with easy access to the main bath. The fully developed lower level features a massive recreation room, a full bar for entertaining, an additional bedroom, and even a sauna. Outside, you'll appreciate the triple detached garage, exposed aggregate sidewalks, and a meticulously maintained yard. Additional upgrades include newer shingles and modernized kitchen finishes, making this home move-in ready. All of this in a mature, amenity-rich neighbourhood close to schools, parks, shopping, and transit. Don't miss this exceptional opportunity in Acadia!