



GRASSROOTS
REALTY GROUP

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8408 Addison Drive SE
Calgary, Alberta

MLS # A2233365



\$674,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,073 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Paved		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Metal Siding , Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

BACKING ONTO GREENBELT | NEW SHINGLES ON THE HOUSE | RV STORAGE | MINUTES AWAY FROM DEERFOOT MEADOWS
Welcome to 8408 Addison Drive SE in the heart of Acadia! This gorgeous bi-level home features 4 total bedrooms, 2 full bathrooms, south facing backyard, renovated basement illegal suite (2024) (mortgage helper), central A/C, water softener, newer windows on the main, and a double detached garage! The main floor, spanning over 1070 sqft features hardwood floors throughout, a living room, dining room, wide-open kitchen with solid wood cabinets, granite countertops and stainless-steel appliances, beautiful arcway open kitchen to living room with breakfast bar, 3 well-appointed bedrooms and a full bathroom. A back deck with privacy panels (2023) completes the main, perfect for the mornings with a cup of coffee. The lower level is split into two sides with Vinyl plank flooring throughout , one serving as an additional living area / rec room for the family, while the other side features an illegal suite, oversized windows (doesn't even feel like a basement), one bedroom and a full bathroom. Off the back deck, you can access the private fenced yard, which includes a large storage shed, RV parking and the double detached garage! Brand new shingles on the house (2025), new basement windows. newer hot water tank(2024) , 200 AMP electric panel (2023), newer smart LG washer & range microwave (2023). Acadia is known for its family-friendly appeal, and ultimate convenience to the Deerfoot Meadows shopping district (IKEA, Costco, Wal-Mart, T&T, Best Buy, etc.), parks, playgrounds, schools and transit – located just on the other side of Blackfoot Trail! Behind the home is a stretch of green space off the paved back alley, perfect to serve as a dog-run, summer walks, and a community connector with privacy! Check out

this property today.