



GRASSROOTS
REALTY GROUP

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8516 Addison Drive SE
Calgary, Alberta

MLS # A2243089



\$670,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan		

Inclusions: n/a

For more information, please click the "More Information" button. Tucked away on a quiet tree-lined street within the thriving inner-city community of Acadia, welcome home to this charming, updated, bright and spacious bungalow. Inside you will find 3 bedrooms upstairs and 1 downstairs, 2 full bathrooms, 2 wood burning fireplaces, and fully developed basement. The kitchen features full height upper cabinets, a large island, stainless steel appliances, soft-close slide-out cupboards, and a quartz countertop. Main floor original hardwood floors. Stepping outside into the backyard, you will find a huge deck, space for RV parking, mature trees, and a heated and insulated double garage. Behind the lot is a paved driveway backing on to an expansive green space, seasonal ice rink and new park nearby. There are several parks and green spaces near the home, in addition to public, charter, and Catholic K-12 schools within walking distance. Deerfoot Meadows is a 2 minute drive and features an abundance of amenities and conveniences. You'll also find Calgary Farmer's Market within walking distance, Acadia Rec Centre, Trico Centre, and Fishcreek Library minutes away. The inner-city location of Acadia is centrally located near MacLeod, Southland, Blackfoot, Glenmore, and Deerfoot Trail making it incredibly easy to get anywhere in the city within 20 minutes.