



GRASSROOTS
REALTY GROUP

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503 Athlone Road SE
Calgary, Alberta

MLS # A2252649



\$675,000

Division:	Acadia		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,027 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Storage shed

Light-filled and inviting, this home showcases sought-after mid-century style, highlighted by soaring vaulted ceilings on the main level. Thoughtfully updated, it blends modern finishes with a functional, open design, and a total of 1452 square feet of developed living space. The kitchen features ample cabinetry, a center island perfect for both entertaining and everyday use, and is complemented by pendant lighting. A custom chandelier accents the dining area, while the spacious living room enhances the open, airy atmosphere—creating a relaxing and inspiring space to call home. Rear doors open to a freshly painted deck overlooking a massive south-facing backyard. Fully fenced and landscaped with mature trees, easy-care gardens, and bursts of sunflowers, it also includes an outdoor storage shed. An oversized double detached garage offers abundant storage and a workbench, ideal for hobbies or projects. Inside, the home includes 3 bedrooms and 2 full bathrooms, with beautiful hardwood floors on the main and a newly developed basement. The lower level features luxury vinyl plank flooring, a large recreation room, and stylish barn-style doors that create a flexible semi-private space—perfect as a guest suite—alongside a newly built full bathroom and downstairs laundry.

Set in the popular community of Acadia, residents enjoy tree-lined streets, excellent schools, and an active community association with year-round programs. With nearby parks, recreation centres, and convenient shopping and dining, Acadia offers a vibrant, family-friendly lifestyle in the heart of Calgary.