



GRASSROOTS
REALTY GROUP

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436 Attica Drive SE
Calgary, Alberta

MLS # A2261622



\$699,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Quad or More Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Skylight(s)		

Inclusions: Basement Washer & Dryer, Basement Refrigerator, cooktop, oven, Hood fan, Dishwasher, Garage Heater, Bar Stools in basement, vacuflo,

Get ready to fall in love with this beautifully updated bungalow in one of Calgary's most sought-after communities – Acadia! Perfectly blending classic charm with modern upgrades, this home is ready to impress homeowners and investors alike. Step inside and feel the warmth of custom hardwood flooring, a spacious living and dining area perfect for entertaining, and a bright, updated kitchen with a view that overlooks the backyard. The renovated main bathroom features a gorgeous tiled shower, and the convenience of main floor laundry. The primary bedroom is a true retreat – expanded for extra comfort, complete with a walk-in closet and patio doors that open directly to your private yard. Two other great sized bedrooms complete this level. The illegally suited basement is immaculate with a perfect design. With large windows, a spacious living/dining area, updated kitchen with breakfast bar, a large bedroom with double closets, and a second room (just needs a window to be a bedroom), there's room for everyone – or excellent income potential! Outside, the massive backyard offers room to relax, garden, or entertain. And if you're a car enthusiast or need serious workspace – you'll love the tandem 4-car garage complete with shop space, and a full-length shed for extra storage. Located steps from schools, parks, restaurants, shopping, and with quick access to Deerfoot, Blackfoot, Macleod Trail, and the C-Train – this location is as unbeatable as the home itself. Whether you're looking for a forever home or a smart investment, this Acadia gem delivers. Book your showing today!