



GRASSROOTS
REALTY GROUP

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8555 Addison Place SE
Calgary, Alberta

MLS # A2262546



\$700,000

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,070 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: n/a

Check out this opportunity in the heart of Acadia! This beautifully renovated 4-level split sits on a huge lot and offers the perfect blend of style, comfort, and convenience in one of Calgary's most established communities. With over 2,000 sq. ft. of living space, this 4-bedroom, 2-bathroom home features a bright, functional layout that's perfect for family living. Located on a quiet street directly across from a park and open field—which becomes a community skating rink in winter—it's the ideal spot for families or anyone who enjoys a peaceful lifestyle. Inside, you'll find new vinyl plank flooring, plush carpet, and brand-new appliances. Both bathrooms have been fully updated with stylish finishes, while the spacious lower level includes a large fourth bedroom—great for guests, teens, or a home office. Enjoy the massive south-facing backyard, complete with RV parking and an oversized double garage—perfect for vehicles, a workshop, or extra storage. All this, just steps from schools, shops, recreation centres, and only 15 minutes to downtown Calgary. This is more than a home—it's the full package of location, lifestyle, and lasting value!