



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

860 Archwood Road SE
Calgary, Alberta

MLS # A2272269



\$699,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Wet Bar		

Inclusions: N/A

Welcome to Acadia — a beautifully renovated 2+2 bedroom bungalow tucked onto a quiet street in the heart of this established, family-friendly community. Completely redone in 2019 and offering over 1,900 sq ft of finished living space, this home blends modern comfort with timeless charm. The bright, open-concept main floor features rich hardwood floors, a welcoming living room with a custom feature wall, electric fireplace, and built-ins, plus a stylish kitchen with granite countertops, an island with seating, crisp white cabinetry, and stainless steel appliances — including an Electrolux fridge/freezer. The dining area comfortably hosts family gatherings or dinner with friends. Two generous bedrooms and a refreshed 4-piece bathroom complete this level. Downstairs, the fully developed basement is made for relaxing and entertaining — enjoy a spacious media/rec room with another fireplace and a sleek wet bar, two additional bedrooms, and a 3-piece bath. Outside, the large sunny backyard offers a great deck, mature trees, and access to the heated, oversized double detached garage — a dream setup for hobbyists or car lovers. Additional perks include newer central A/C and thoughtful updates throughout. All of this in a fantastic, walkable location close to parks, schools, shopping, transit, and quick access to Southland, Blackfoot, and Deerfoot. Immediate possession available — move in and enjoy!