



**GRASSROOTS**  
REALTY GROUP

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**840 Archwood Road SE**  
**Calgary, Alberta**

**MLS # A2279247**



**\$690,888**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

You won't want to miss this Beautifully Renovated Jaeger-Built Bungalow showcasing a touch of Iconic Mid-Century Charm. The Open Floor Plan offers a spacious, airy Living Room with Bay Window and a Stunning Stone-Featured Wood-Burning Fireplace & perfect for cozy gatherings or entertaining. The elegant Formal Dining Room features a Skylight and a Modern Batten Wall Design that adds warmth and character. The Gourmet Kitchen is truly the heart of the home, complete with Quartz Countertops, Custom Cabinetry, and a Large Island designed for both cooking and connection. You'll find Three Generously Sized Bedrooms and a Beautiful 5-Piece Spa-Inspired Bathroom with a convenient Laundry Chute. Premium Flooring flows throughout, and the Freshly Painted Exterior enhances the home's outstanding curb appeal. The Fully Developed Basement offers a Large Recreation Room, Versatile Flex Space, a Bedroom with Walk-In Closet, and a Newly Renovated 3-Piece Bathroom&mdash;perfect for guests, teens, or extended family. There's also a Functional Laundry Room and Ample Storage Area for added convenience. Additional highlights include a Single Attached Garage, Extended Driveway, and a Full 50-Foot Lot with Two Side Patios and a Spacious Backyard&mdash;offering plenty of room to add a Double Garage while still maintaining outdoor living space. Upgrades include: New Windows (some), New Flooring Throughout, Freshly Painted Exterior, Designer Lighting, and a Custom Kitchen with Quartz Countertops&mdash;a perfect combination of Style, Function, and Modern Comfort. Be sure to check out the Video Tour!