



GRASSROOTS
REALTY GROUP

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404 Acacia Drive SE
Airdrie, Alberta

MLS # A2280365



\$559,000

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Wall Furnace	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: none

Renovated Home with Income Potential, Extensive Parking & Oversized Heated Garage This renovated property presents a versatile opportunity for investors or owner-occupiers seeking flexibility and long-term value. Recent upgrades include laminate flooring and updated appliances, offering comfortable and functional living spaces. An oversized heated garage capable of fitting up to three vehicles is a standout feature, complemented by abundant on-site and street parking—ideal for households with multiple vehicles or guests. A wood-burning fireplace adds warmth and character, a feature rarely found and no longer commonly approved in newer construction. The fully developed lower level offers excellent income potential or extended family use, while the upper level provides a bright and practical main living area. Buyers are encouraged to conduct their own due diligence regarding future use and permitting. Estimated market rents are approximately \$1,800/month for the upper level and \$1,400/month for the lower level. Conveniently located within walking distance to playgrounds and schools, including Muriel Clayton Middle School and Atlas Learning Academy (K–6). Close to everyday amenities such as London Drugs, the public library, Starbucks, and Staples. A value-focused property offering flexibility, extensive parking, and a desirable location—well suited for investors or buyers looking to add value over time.