



404 Acacia Drive SE
Airdrie, Alberta

MLS # A2304836



\$474,900

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

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Gazebo

Cash-Flow Potential | Oversized Heated Garage | Flexible Layout Versatile and income-friendly property offering strong potential for investors, multi-generational living, or buyers seeking flexible use and long-term upside. This renovated home features updated kitchen, flooring and appliances, providing a move-in-ready foundation with the ability to further enhance value over time. A standout feature is the oversized heated garage, capable of accommodating up to three vehicles, along with abundant on-site and street parking—an increasingly rare combination that adds significant utility and appeal. The fully developed lower level offers additional flexible living space suitable for extended family, home office, or recreation, with potential for future secondary use subject to municipal approval. The main level provides a bright and functional living area, creating a comfortable layout for both everyday living and future adaptability. Conveniently located in an established area of Airdrie, directly across from Muriel Clayton Middle School and close to Atlas Learning Academy (K–6), with easy access to shopping, transit, and everyday amenities including London Drugs, the public library, Starbucks, and Staples. A value-focused opportunity offering flexible living space, strong rental appeal, and long-term potential in a desirable location.