



**820 94 Avenue SE  
Calgary, Alberta**

**MLS # A2147720**



**\$630,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1963 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** Hot tub

Welcome home! This charming bi-level in the heart of Acadia boasts a beautiful, large treed lot close to all amenities. With a dedicated RV parking space, you can conveniently park your RV in your yard! This bright and sunny home features an open main floor with well-maintained original hardwood, two spacious bedrooms, a cozy kitchen, and a large sitting area. The primary bedroom has French doors that open onto the beautiful back deck, perfect for evenings in the hot tub. This home has been lovingly cared for and still offers room for the new owner to upgrade and personalize. Downstairs, you'll find two additional bedrooms, a spacious bathroom, and a bright sitting area with a fireplace and large windows. The newer roof ensures years of maintenance-free living. This home is the perfect place to customize and make your own! Call your favourite realtor for a showing today.