



8628 Atlas Drive SE
Calgary, Alberta

MLS # A2158435



\$739,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,078 sq.ft.	Age:	1968 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Street Lighting, Rec		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Cedar, Composite Siding, Stone, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	N/A		

Stunningly Renovated Bungalow in Desirable Acadia! Welcome to this beautifully renovated bungalow, where no detail has been spared! Located in the heart of popular Acadia, this home features: Main Level: 3 spacious bedrooms including a luxurious primary suite. Kitchen: Brand new high-gloss HPL cabinets and gleaming quartz countertops. Living Areas: Vaulted ceilings with abundant pot lights, fresh knockdown ceilings, and new vinyl plank flooring. Bathrooms: Stylishly updated with a new 4-piece full bath on the main level and a 3-piece bath in the Legal Suite. Finishes: Fresh paint, modern wall décor, new doors, baseboards, casings, and lighting throughout. Appliances: All new, high-quality appliances included. The lower level features a separate entrance to a fully legal two-bedroom suite, complete with a kitchen, spacious family/dining room, and ample storage. Enjoy the outdoors with a large private yard, perfect for gardening and recreation. The expansive (21ft x 23ft) garage offers plenty of space, and the property is fully fenced for privacy. Conveniently located close to parks, schools, playgrounds, and shopping, this home is perfect for those looking to live up and rent down. Don’t miss out on this opportunity to own a turn-key property in a sought-after neighborhood. Call today for your private viewing!