



**1508 Acadia Drive SE  
Calgary, Alberta**

**MLS # A2194213**



**\$690,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** n/a

ATTENTION: INVESTORS, FIRST TIME home buyers + GENERATIONAL FAMILIES. Beautiful BUNGALOW located in the mature + highly desirable, FAMILY FRIENDLY community of LAKE BONAVISTA. Boasting over 1490 sqft of developed space with separate BACK ENTRANCE. Walking distance to Shopping, Transit, PRIVATE LAKE, Fish Creek Park & Top-rated Schools. Functional main floor with spacious living room + dining room with FIREPLACE opens to functional kitchen with breakfast bar and potential to be opened if desired. Fully renovated 3 pc bathroom with custom tiled shower. 3 good sized bedrooms, including large primary bedroom with 4 pc ensuite + walk in closet. BACK ENTRANCE DOOR allows for potential secondary suite & subject to approval and permitting by the Cit of Calgary. Undeveloped open concept lower level is laid out nicely for future development. Quick access to Anderson, Macleod Trail & Deerfoot Trail + access to PRIVATE Lake Bonavista and walking distance to Schools, Parks, Shopping, Restaurants and more. Exceptional property!