



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**371 96 Avenue SE**  
**Calgary, Alberta**

**MLS # A2195740**



**\$640,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Reverse Pie Shaped Lot, See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, See Remarks, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Floating Island in Kitchen, TV Wall Mount,

Nestled in the heart of Acadia, this beautifully maintained 1106 SqFt single-family home is freshly painted and ready for new owners to call it home! Featuring three spacious bedrooms on the upper level and two full bathrooms, this home could be an incredible investment opportunity or a canvas for your renovation dreams. With a pie shaped corner lot boasting 6700 SqFt there is ample room to let your imagination run wild! The fully finished and renovated basement is a true highlight, boasting oversized windows, a generously sized bedroom, and a stunningly renovated bathroom with a luxurious jetted hydrotherapy tub. Recent upgrades include newer windows throughout, plus a water tank and furnace that were done alongside the extensive basement upgrade. Enjoy the convenience of a single attached garage with drive-through access, perfect for RV parking. Located just minutes from top-tier schools, parks, restaurants, and shopping, this home offers seamless access to Macleod Trail, Heritage Drive, and Southland Drive—making your commute an absolute dream wherever you need to be. This is a rare opportunity to own a home in one of Calgary's most desirable neighborhoods. Book your showing today!