564 Acadia Drive SE
Calgary, Alberta

MLS # A2202560

$585,000

Division:	Acadia
Type:	Residential/House
Style:	Bungalow

Size:	992 sq.ft.	**Age:**	1964 (61 yrs old)
Beds:	4	**Baths:**	2

Garage:	Double Garage Detached
Lot Size:	0.14 Acre
Lot Feat:	Back Lane

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Metal Siding , Stucco, Wood Frame	**Zoning:**	H-GO
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Recessed Lighting		

Inclusions:	Sheds

Location location! This mid-century bungalow in Acadia has a lot of potential for someone looking to invest in a home that just needs a little TLC to shine. The main floor has 3 bedrooms, 1-4 piece bathroom, large kitchen with eat-in area and living room with big bay window. The lower level features a large family room, bedroom, bathroom, and laundry area.The spacious lot, with back alley access, is a huge bonus, especially with the large 24' x 24' garage that’s already insulated and heated. The private, fully fenced yard adds extra privacy and space for outdoor activities. The central air conditioning and previous upgrades show that the house has a lot to offer and with just some new flooring and fresh paint, it could easily be transformed into a stunning, modern home. The location is a major perk with proximity to transportation, shopping, and schools—ideal for convenience.