



GRASSROOTS
REALTY GROUP

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356 84 Avenue SE
Calgary, Alberta

MLS # A2209382



\$715,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Quad or More De		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Attached light fixtures

Situated on a quiet street in the mature, tree-lined community of Acadia, this fully updated bungalow blends quality updates with unbeatable functionality. Right away, the standout features are the beautifully landscaped backyard and the rare offering of two double detached garages—one oversized at 24x22 and a newer 20x20 garage equipped with 220V power, ideal for a workshop or future projects. With all utilities converted to run underground, the lot remains wide open for any future development with no overhead lines to obstruct your plans. Inside, the main floor offers a bright, open-concept layout with hardwood flooring, a large picture window, and a renovated kitchen complete with quartz countertops, stainless steel appliances, and slow-close cabinetry. There are two bedrooms upstairs, including a spacious primary with direct access to a modern, refreshed bathroom. The fully finished basement adds even more usable space, featuring a large entertainment area, a third bedroom with an attached bonus room—perfect for a walk-in closet, office, or home gym—a 3-piece bathroom, and a separate laundry/mechanical room. Located just minutes from schools, parks, shopping, and transit, and only a 15-minute drive to downtown, this home checks all the boxes in a family-friendly neighbourhood full of character and convenience.