

\$695,000 - 412 Athlone Road Se, Calgary

MLS® #A2086670

\$695,000

3 Bedroom, 2.00 Bathroom, 1,211 sqft

Residential on 0.14 Acres

Acadia, Calgary, Alberta

Introducing a rare gem in the heart of Acadia â€” a METICULOUSLY RENOVATED two bedroom, two-bathroom bungalow, boasting over 2000 sq. ft. of luxury living space. This home exudes elegance and comfort, featuring a primary bedroom with an ensuite spa like bathroom. The kitchen area is graced with a skylight, which bathes the space in natural light, setting the perfect ambiance. The professionally finished sunroom addition at the rear of the house is a true highlight. It features high vaulted ceilings, a cozy wood-burning stove, energy efficient windows with Lexan polycarbonate coated film for added security and UV protection. Additionally the home has central air conditioning which ensures year-round comfort. Luxurious finishings are found throughout the home, including built-in cabinets for a floor-to-ceiling pantry. The kitchen is perfect for entertaining with a large island, designer lighting, high end KitchenAid stainless steel appliances and a built-in microwave. Both bathrooms are thoughtfully designed with a keen eye for style, featuring heated floors, making winter mornings a delight. Outside, a large, mature tree lot provides tranquility. A separate detached double oversized heated garage, along with an RV parking pad, offers plenty of space for vehicles and toys. The low-maintenance interlocking brick backyard area is perfect for entertaining, complete with a fire pit.

Nestled on a quiet, safe street, this Acadia



beauty is within walking distance to schools, shopping, and the recreation center. With nearby transit and a sunny west-facing backyard, it's all about convenience and comfort. The partially finished basement offers the potential for various possibilities, including the option to create a separate suite. You could easily install a kitchen, a bathroom, and still have ample space for a rec room and two bedrooms. This versatile space provides opportunities for supplementing the mortgage or accommodating extended family members. The choice is yours. This is your chance to own a unique, top-tier bungalow in the desirable Acadia neighborhood. Don't miss this opportunity! ***Be sure to see the last photo for a list of upgrades***

Built in 1961

Essential Information

MLS® #	A2086670
Price	\$695,000
Sold Price	\$710,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	412 Athlone Road Se
Subdivision	Acadia
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2H 1V7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Metal, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dog Run, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2023
Date Sold	October 19th, 2023
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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