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

MLS® #A2086670

\$695,000

3 Bedroom, 2.00 Bathroom, 1,211 sqft Residential on 0.14 Acres

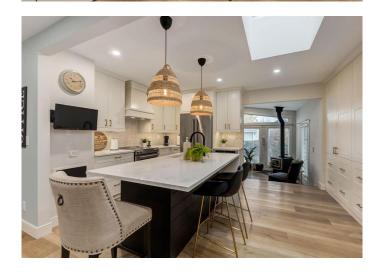
Acadia, Calgary, Alberta

Introducing a rare gem in the heart of Acadia – 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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