

# \$524,950 - 265 Acadia Drive Se, Calgary

MLS® #A2092934

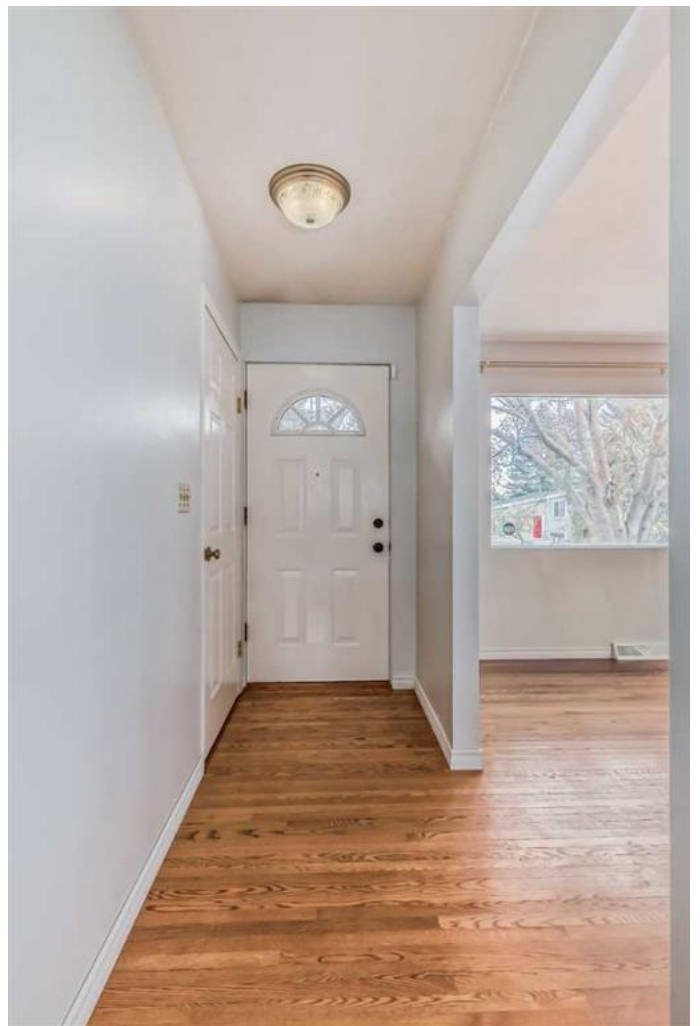
## \$524,950

5 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.14 Acres

Acadia, Calgary, Alberta

Here's a smart start in Acadia, a 5 bedroom, 2 bathroom bungalow with an oversized double garage with a second kitchen in the basement. Main floor has refinished site sanded hardwood that flows seamlessly throughout. Updated kitchen with stainless appliances and new back splash with a large window overlooking the back yard. Additional counter and glass front cabinets have been added for extra storage. Spacious Front living room & dining room. 3 bedrooms & a 4 pc bathroom. Basement has all newer cork flooring that provides comfort, warmth and is eco friendly. 2 bedrooms with deep egress windows, a 3 pc bathroom, a large family room and a second kitchen area. Back entrance off the kitchen leads to a huge west facing yard with an oversized double garage built in 2006 complete with sub panel and newer garage door.

Here's your opportunity to get into the established neighbourhood of Acadia at a great price. With streets lined with mature trees and charming family-friendly homes, the community of Acadia is a pleasant reminder of what Calgary was like when it was a much smaller city. The neighbourhood's proximity to major traffic arteries gives residents easy access to all the benefits that come with the city's growth including a quick 15 minute commute to Downtown. It has become a neighbourhood undergoing a rejuvenation with many young families moving here as well as welcoming back those who left many years



ago.

Part of Acadia's appeal is an abundance of recreational facilities, with the Aquatic & Fitness Centre, the Recreation Complex & Athletic Park offering multiple activities and don't forget the new indoor Tennis centre. In addition to having a good number of grocery, drug stores and services, Acadia also ranks well for its number of pubs and entertainment venues. (check out the Italian market at Southland & Fairview a favourite for groceries, specialty items and an excellent pastry and espresso). despite being so close to that retail bustle, the core of Acadia remains a quiet and friendly community. One of its biggest selling points is the sheer number of schools in the area. With regular and alternative-programs, elementary and junior high schools in both the public and separate systems its no wonder that this gem of a neighbourhood is still thriving 60 years after its inception.

Built in 1961

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2092934    |
| Price          | \$524,950   |
| Sold Price     | \$550,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,030       |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 265 Acadia Drive Se |
| Subdivision | Acadia              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2J 0A6             |



## Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 2                                                                |
| Parking        | 220 Volt Wiring, Alley Access, Double Garage Detached, Oversized |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stucco, Wood Frame                                      |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2023 |
| Date Sold      | November 22nd, 2023 |
| Days on Market | 9                   |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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