

\$795,000 - 508 Athlone Road Se, Calgary

MLS® #A2108047

\$795,000

5 Bedroom, 3.00 Bathroom, 1,162 sqft
Residential on 0.12 Acres

Acadia, Calgary, Alberta

Don't miss this stunning, fully renovated bungalow in the sought-after community of Acadia. PERFECT FOR THOSE SEEKING A LARGE GARAGE AND WORKSHOP. Boasting over 2,000 SQFT of meticulously designed living space, this home is a perfect blend of modernity and functionality. It features four generously sized bedrooms and three full bathrooms, catering to both comfort and privacy. Step inside to find a bright and welcoming open floor plan, highlighted by luxurious vinyl plank flooring that leads you through the living spaces. The home is flooded with natural light, thanks to energy-efficient windows and doors that not only illuminate the interior but also offer increased insulation. The living area, designed with entertaining in mind, flowing seamlessly into a state-of-the-art kitchen. Featuring, a four-person eating bar and top-of-the-line appliances await to make cooking and socializing a delight. The main level offers three bedrooms and two full baths. The primary suite is a masterpiece of relaxation, expanded to include a spa-like ensuite with a walk-in shower and a spacious walk-in closet equipped with built-in storage solutions. Descending to the basement, discover a versatile open recreational space, two additional bedrooms, a convenient three-piece bath, a large laundry room, and ample storage, ensuring every inch of the home is maximized for your lifestyle. Central Air conditioning ensures your comfort year-round. The exterior of the home is equally



impressive, featuring a newly poured concrete patio for outdoor gatherings, a 247 SQFT heated flex room that can be tailored to your needs, and a massive oversized heated garage with rear alley access. The backyard offers a safe haven for children to play and ample privacy for your family. Additional upgrades include R5 exterior insulation, fiberglass attic insulation, updated electrical systems, a newer roof, and a durable James Hardie board exterior. Brand-new A/C unit. Located in the heart of Acadia, this home is surrounded by unparalleled access to a variety of amenities: Schools, the Italian Market, Blackfoot Farmers Market, Calgary Tennis Club, Aquatic Centre, and is just minutes away from Southland and Heritage LRT stations. Experience the perfect combination of luxury, comfort, and convenience. Book your showing today.

Built in 1960

Essential Information

MLS® #	A2108047
Price	\$795,000
Sold Price	\$772,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,162
Acres	0.12
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	508 Athlone Road Se
Subdivision	Acadia

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1V7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Fireplace(s)
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 7th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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