

\$680,000 - 340 86 Avenue Se, Calgary

MLS® #A2123422

\$680,000

4 Bedroom, 2.00 Bathroom, 1,262 sqft

Residential on 0.15 Acres

Acadia, Calgary, Alberta

Welcome to your delightful four-bedroom, two-bathroom home Acadia bungalow, with nearly 2200 sqft of developed living space, coupled with an oversized single garage and ample outdoor amenities. The interior boasts a spacious primary bedroom and two additional well-sized bedrooms on the main floor. Each room is designed for comfort and versatility. The living room, highlighted by its vaulted ceiling and cozy corner fireplace, seamlessly transitions to the outdoors where a large deck overlooks the private backyard—ideal for relaxation or hosting gatherings. The updated kitchen, open to the large living room, is equipped with expanded cupboards and additional counter spaces, satisfying all your storage and cooking needs. And, there's a front facing dining room or guest lounge with a large south facing picture window. The fully developed basement features a large recreational room, a fourth bedroom featuring an expansive dressing room closet, and a three-piece bathroom with a walk-in shower. Both basement spaces have newer "sunshine" windows providing natural light and safe egress. Outdoor living is equally impressive, featuring a large deck and a flagstone patio complete with a natural gas hookup, perfect for outdoor cooking and entertaining in the massive back yard. The front yard showcases low maintenance landscaping and a well-tended garden, adding to the home's curb appeal. With the oversized garage, rear RV pad, and large driveway along the side of the



home, there will be no shortage of parking. Located conveniently near schools, Acadia Recreation Centre, and various shopping and dining options, with easy access to major transportation routes and public transit. Your new home offers a beautiful and functional living space, as well as convenience and proximity to amenities, making it a perfect choice in one of Calgary's most desirable and established communities.

Built in 1960

Essential Information

MLS® #	A2123422
Price	\$680,000
Sold Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	340 86 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Driveway, Garage Faces Front, Off Street, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer
Heating	Central, High Efficiency, Exhaust Fan, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 22nd, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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