

# \$699,987 - 8508 Addison Drive Se, Calgary

MLS® #A2157938

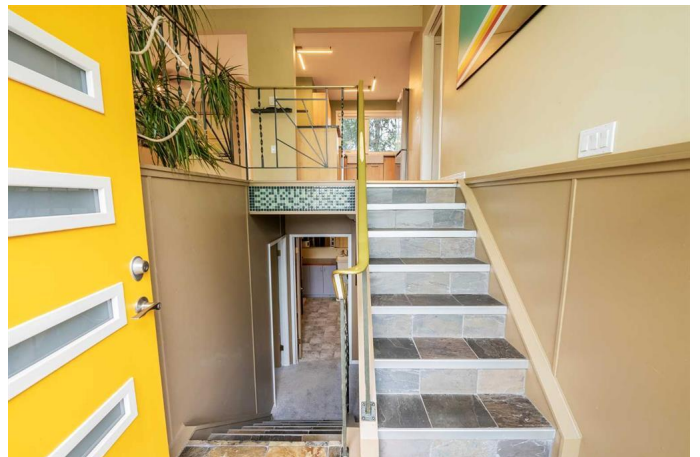
**\$699,987**

4 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Discover your family's next destination in the desirable neighborhood of Acadia! This spectacular bi-level home offers the best of both worlds, it is perfectly situated on a spacious lot in a quiet cul-de-sac but also offers easy access to Blackfoot, Glenmore, and Deerfoot Trail to save you time commuting every day. Enjoy the convenience of nearby schools, parks, and the best retail shopping in the city - all within walking distance. Stroll along the expansive green space with no neighbors directly behind. This perfectly sized home boasts over 2000 sq ft total, spread across both upper and lower levels. It features 3+1 bedrooms, a bright living and dining room, brand-new matching Samsung kitchen appliances, and new triple-pane high-efficiency windows for increased comfort and serious energy savings. The beautifully maintained backyard includes a double garage with a hobby workshop. Recent updates include a new roof (shingles replaced less than two years ago) and a professionally installed Leaf Filter gutter guard with a transferable lifetime warranty, new high end window coverings, and a stylish new front door. Step into the closet with all-new California closets, optimizing every inch of ample storage space. Brand new carpet. The lower level offers a cozy family room with an electric fireplace, a large bedroom, and a spacious 5-piece bath. Welcome home to a place where comfort and community come together! Drive buy 8508 Addison Drive S.E. for your living pleasure.



Call for your private viewing.

Built in 1967

### Essential Information

MLS® #	A2157938
Price	\$699,987
Sold Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,106
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

### Community Information

Address	8508 Addison Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1P1

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Enclosed, Garage Faces Rear, Paved, Rear Drive, See Remarks, Workshop in Garage

### Interior

Interior Features	Closet Organizers, Jetted Tub, No Smoking Home, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Insert, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Playground, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Level, Street Lighting, Yard Drainage, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle, See Remarks
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2024
Date Sold	October 3rd, 2024
Days on Market	35
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.