

\$769,900 - 387 96 Avenue Se, Calgary

MLS® #A2168367

\$769,900

4 Bedroom, 3.00 Bathroom, 1,283 sqft

Residential on 0.16 Acres

Acadia, Calgary, Alberta

Location, location, location! Nestled on this sprawling corner lot in the popular Southeast Calgary community of Acadia is this beautifully renovated 1960s bungalow & your next home! Offering over 2200sqft of air-conditioned living space, this stunning 4 bedroom home enjoys upgraded engineered hardwood floors, 3 full bathrooms, sleek quartz countertops & fenced backyard with fantastic deck. Wonderful open concept main floor featuring the inviting living room with wood-burning fireplace, spacious dining area...perfect for family meals or entertaining, & truly amazing custom kitchen with soft-close drawers & doors, 2-toned cabinets, subway tile backsplash accented by undercabinet lighting & Samsung/Panasonic stainless steel appliances including the gas stove with convection oven. Two bedrooms & 2 renovated full baths on the main floor highlighted by the master bedroom suite with huge walk-in closet/dressing room with barn door & ensuite with quartz-topped double vanities & walk-in shower. Lower level - with oversized windows, is beautifully finished with 2 more bedrooms, another full bathroom with walk-in shower & sensational rec room with custom wet bar & laundry/storage room with sink & Samsung washer & dryer. The South & West backyard is fully fenced & landscaped, complete with a newer deck & fence, along with a gate to the paved lane. The oversized 2 car garage has a workbench & is roughed-in for gas heater. Additional improvements include lighting & windows, bathrooms with



quartz counters & low-flow/dual-flush toilets, electrical panel, knockdown ceilings, window coverings, hot water tank (2016) & roof (approx 10 years). Prime location just steps to bus stops & only minutes to schools of all grade levels, just a short drive to the shopping & amenities along MacLeod Trail, & quick easy access to the LRT, area golf courses, Deerfoot Trail & downtown.

Built in 1964

Essential Information

MLS® #	A2168367
Price	\$769,900
Sold Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,283
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	387 96 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0R9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized

Interior

Interior Features	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2024
Date Sold	October 22nd, 2024
Days on Market	21
Zoning	H-GO
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.