

# \$899,900 - 363 Acadia Drive Se, Calgary

MLS® #A2174876

**\$899,900**

5 Bedroom, 4.00 Bathroom, 1,495 sqft  
Residential on 0.15 Acres

Acadia, Calgary, Alberta

**\*\* Open House Cancelled\*\*** Discover this beautifully reimagined bungalow in the sought-after community of Acadia! A perfect blend of style and functionality, this home features a fully legal 2-bedroom, 2-bathroom basement suite—a fantastic mortgage helper or investment opportunity. The highlight for car enthusiasts and handy individuals is the oversized, triple-car garage. Boasting epoxy floors, heating, and two oversized garage doors, two man doors, high ceiling for potential vehicle hoist, and the space is versatile for additional rental income or storage. It's an ideal setup whether you're looking to separate the garage into two units or simply enjoy the ample space for your vehicles, tools, and more. Step inside the open-concept main floor to find a cozy fireplace, a large kitchen island with extra storage, and plenty of room for entertaining. The main level features 3 spacious bedrooms, including a primary suite with a luxurious 5-piece ensuite and walk-in closet with custom built-ins. Upgrades include a brand new rubber roof installed in 2016, with an impressive 50-year lifespan, ensuring peace of mind for years to come. Downstairs you will find a fully separate unit with a full kitchen, separate laundry, and separate thermostats. The basement suite is 2 bedrooms both with walk in closets, 2 full bathrooms and heated tile floors, The south-facing backyard is perfect for enjoying sunny days on the large patio, and the space is roughed-in for a future hot tub, outdoor



kitchen and outdoor fire pit. Plus, thereâ€™s room for RV parking. This home is ideally located near schools, shopping, the Acadia Tennis Club, and a golf course, making it an excellent choice for renters. The convenient access to major routes ensures a smooth commute anywhere in Calgary. Ask myself or your realtor for the rental income performance report and the extensive list of upgrades.

Built in 1961

**Essential Information**

MLS® #	A2174876
Price	\$899,900
Sold Price	\$915,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,495
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	363 Acadia Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0A6

**Amenities**

Parking Spaces	3
Parking	Alley Access, Heated Garage, On Street, RV Access/Parking, Triple Garage Detached

## Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Courtyard, Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers
Roof	Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, ICF Block

## Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 5th, 2024
Days on Market	12
Zoning	H-GO
HOA Fees	0.00

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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.