

# \$620,000 - 756 Archwood Road Se, Calgary

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MLS® #A2177535

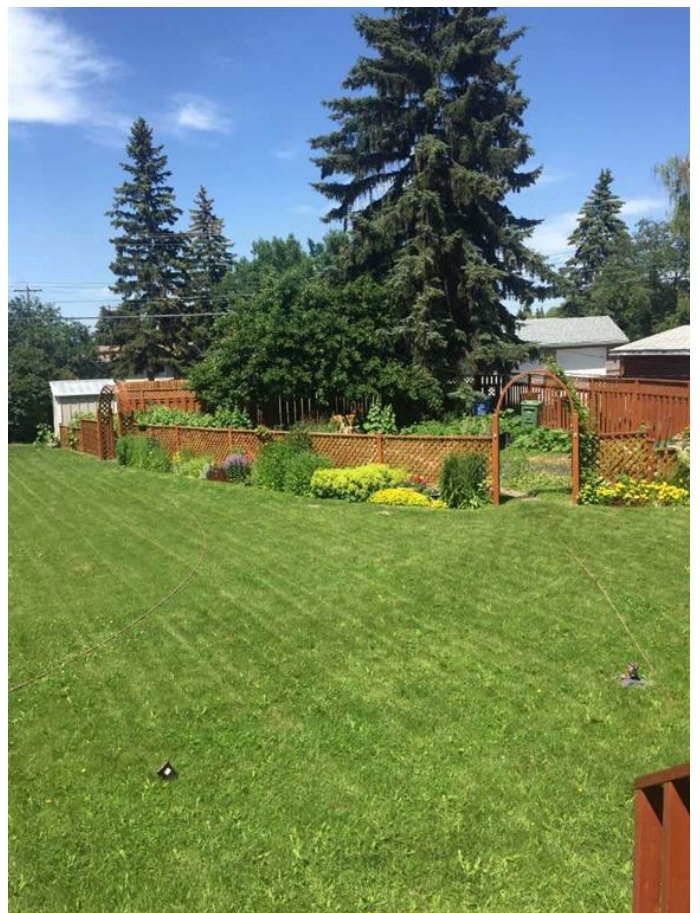
**\$620,000**

3 Bedroom, 1.00 Bathroom, 1,347 sqft  
Residential on 0.27 Acres

Acadia, Calgary, Alberta

Discover the charm and potential of this spacious Calgary bungalow, lovingly maintained by its original owners! With over 1,300 square feet of living space, this home offers a well-preserved, mostly original design that's™ ready to embrace your personal touch. For investors and developers, this home represents an outstanding opportunity, brimming with potential. The layout is as inviting as it is unique, featuring a large front living area, a generous open-plan kitchen and dining room, and a rare bonus family room at the rear, complete with a cozy gas fed wood-burning fireplace—an uncommon find in bungalows of this style. The main level boasts a large primary bedroom, a second bedroom perfect for family, guests, or a convenient main-level office, and a 4-piece bathroom with ample storage. The finished basement expands your living options with an additional bedroom, laundry room, and a large recreation area, providing abundant functional space for relaxation or development. Located on a massive pie-shaped lot in a peaceful cul-de-sac with no through traffic, this property offers an enormous backyard ideal for outdoor activities, gardening, or future development. With central AC already installed, you'll enjoy modern comfort along with timeless character. Don't™ miss your chance—schedule a viewing today and explore the possibilities!

Built in 1963



## Essential Information

MLS® #	A2177535
Price	\$620,000
Sold Price	\$623,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,347
Acres	0.27
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	756 Archwood Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1C2

## Amenities

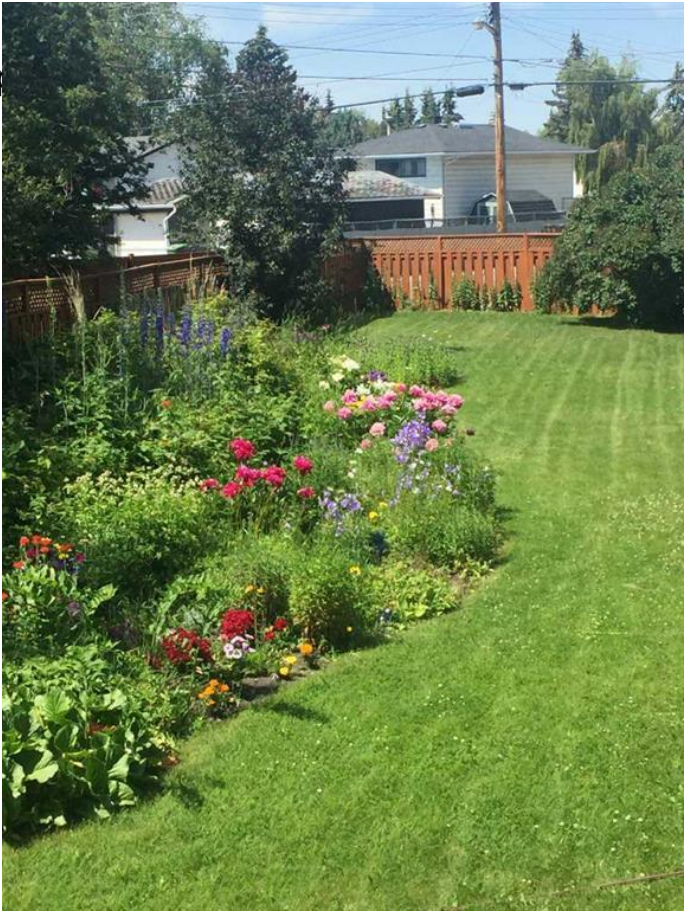
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Refrigerator, Central Air Conditioner, Built-In Range, Dishwasher, Dryer, Electric Cooktop, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Garden, Pie Shape
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	November 5th, 2024
Date Sold	November 10th, 2024
Days on Market	4
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	CIR Realty
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