

# \$635,000 - 284 Acadia Drive Se, Calgary

MLS® #A2213074

**\$635,000**

4 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

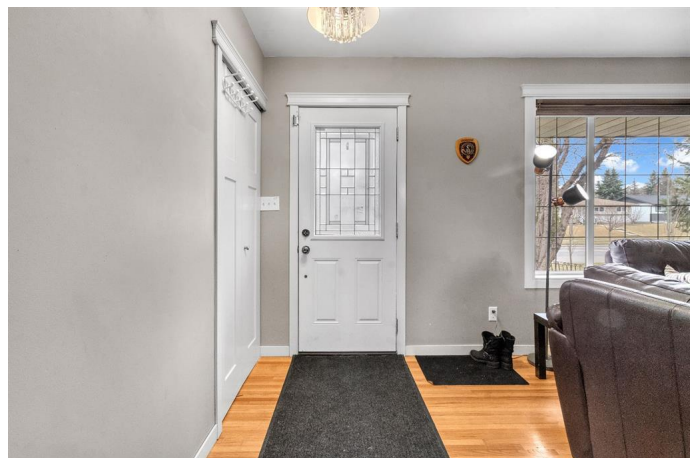
Welcome to this charming 4-bedroom, 2-bathroom bungalow nestled in the heart of Acadia—an ideal blend of comfort, functionality, and location.

As you step inside, you're greeted by a bright and open-concept living space that seamlessly connects the living room, dining area, and kitchen—perfect for both everyday living and entertaining guests. Large windows fill the main floor with natural light, creating a warm and inviting atmosphere throughout. Down the hallway, you'll find a spacious 4-piece bathroom, the primary bedroom, and two additional bedrooms, offering plenty of space for family, guests, or a home office.

The fully finished basement expands your living area with a massive rec room—a great space for movie nights, games etc. You'll also find a 3-piece bathroom, a fourth bedroom, a den, and a large storage room, providing excellent flexibility for your lifestyle needs.

Step outside to a generous backyard oasis featuring a wooden deck, a patio area (with easy potential for RV parking), and an oversized double detached garage. Mature trees and green space offer privacy and a tranquil outdoor setting you'll love coming home to.

Located just minutes from schools, parks, public transit, shopping, tennis courts, rec



centres, and major roadways, this home offers incredible convenience in a family-friendly neighborhood.

Don't miss your opportunity to live in one of SE Calgary's most desirable communities—book your showing today!

Built in 1961

**Essential Information**

MLS® #	A2213074
Price	\$635,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	284 Acadia Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0A7

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Dry Bar, Granite Counters, Kitchen Island, Open Floorplan
-------------------	---

Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	85
Zoning	H-GO

## Listing Details

Listing Office	CIR 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.