

\$690,000 - 1508 Acadia Drive Se, Calgary

MLS® #A2194213

\$690,000

3 Bedroom, 2.00 Bathroom, 1,492 sqft
Residential on 0.11 Acres

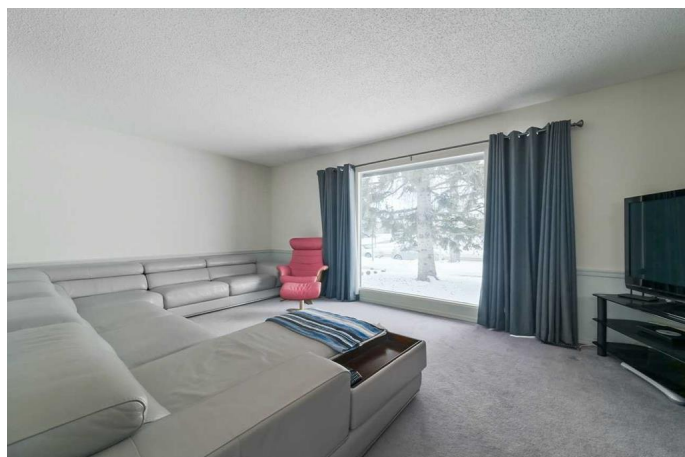
Lake Bonavista, Calgary, Alberta

ATTENTION: INVESTORS, FIRST TIME home buyers + GENERATIONAL FAMILIES. Beautiful BUNGALOW located in the mature + highly desirable, FAMILY FRIENDLY community of LAKE BONAVISTA. Boasting over 1490 sqft of developed space with separate BACK ENTRANCE. Walking distance to Shopping, Transit, PRIVATE LAKE, Fish Creek Park & Top-rated Schools. Functional main floor with spacious living room + dining room with FIREPLACE opens to functional kitchen with breakfast bar and potential to be opened if desired. Fully renovated 3 pc bathroom with custom tiled shower. 3 good sized bedrooms, including large primary bedroom with 4 pc ensuite + walk in closet. BACK ENTRANCE DOOR allows for potential secondary suite â€œsubject to approval and permitting by the Cit of Calgaryâ€•. Undeveloped open concept lower level is laid out nicely for future development. Quick access to Anderson, Macleod Trail & Deerfoot Trail + access to PRIVATE Lake Bonavista and walking distance to Schools, Parks, Shopping, Restaurants and more. Exceptional property!

Built in 1972

Essential Information

MLS® #	A2194213
Price	\$690,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,492
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1508 Acadia Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3B2

Amenities

Amenities	Beach Access, Picnic Area, Playground
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Dining Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2025
Days on Market	46
Zoning	R-CG
HOA Fees	360
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.