

# \$585,000 - 564 Acadia Drive Se, Calgary

MLS® #A2202560

## \$585,000

4 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.14 Acres

Acadia, Calgary, Alberta

Location location! This mid-century bungalow in Acadia has a lot of potential for someone looking to invest in a home that just needs a little TLC to shine. The main floor has 3 bedrooms, 1-4 piece bathroom, large kitchen with eat-in area and living room with big bay window. The lower level features a large family room, bedroom, bathroom, and laundry area. The spacious lot, with back alley access, is a huge bonus, especially with the large 24' x 24' garage that's already insulated and heated. The private, fully fenced yard adds extra privacy and space for outdoor activities. The central air conditioning and previous upgrades show that the house has a lot to offer and with just some new flooring and fresh paint, it could easily be transformed into a stunning, modern home. The location is a major perk with proximity to transportation, shopping, and schools—ideal for convenience.

Built in 1964

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2202560  |
| Price          | \$585,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 992       |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1964        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 564 Acadia Drive Se |
| Subdivision | Acadia              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2J 0B6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Recessed Lighting                                                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | Central Air                                                                   |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Partially Finished                                                      |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame, Metal Siding |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 34               |
| Zoning         | H-GO             |

Listing Details

Listing Office            CIR Realty

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.