# \$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 "subject to approval and permitting by the Cit of Calgary―. 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 48

Zoning R-CG

HOA Fees 360

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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