$659,900 - 249 Acadia Drive Se, Calgary

MLS® #A2256395

$659,900
4 Bedroom, 2.00 Bathroom, 1,049 sqft
Residential on 0.14 Acres

Acadia, Calgary, Alberta

This location offers easy access to everything you need to live a happy life! This proud property has been lovingly and meticulously maintained both inside and out, and features updates that will save its new owner in maintenance costs in the years to come. Featuring 4 total bedrooms, 2 updated bathrooms, a fully finished basement with rear entry, this home offers plenty of space and versatility. From the clean and charming curb appeal to the expansive veranda, entering in this home is a delight. Stepping inside you will notice the bright and open feel with natural sunlight filtering through from the south facing yard. The kitchen is a great place to prepare meals thanks to the bay window overlooking the gorgeous backyard, the timeless white cabinets and notable is the brand new dishwasher just installed. This main floor offers a pantry, dining area, a good sized living room, an updated bathroom, and 3 bedrooms where the primary has a patio door leading to the back deck. Downstairs was completely renovated to the studs in 2022 (with permits) and features a high efficiency furnace with new duct work installed at time of renovation. This lower level is bright throughout and offers a large family room, a gorgeous modern bathroom, a large bedroom, and a dedicated laundry room. Out back you will come to love and enjoy the meticulously maintained yard providing a great place to spend your spring and summer months along with the warm days in the fall. The double detached heated garage

is perfect for storing your vehicles while the shed keeps the lawnmower and bikes safe from the elements. This home features Central Air conditioning, and is close walking distance to all levels of schooling, shopping, transit, and major roads. The good homes in Acadia don't last long on the market and this one will be no exception. Book a private tour with your favorite Realtor and see if this home is right for you.

Built in 1961

Essential Information

MLS® #	A2256395
Price	$659,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	249 Acadia Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0A6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Garden, Low Maintenance Landscape
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	7
Zoning	H-GO

Listing Details

Listing Office	CIR Realty

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