# \$640,000 - 371 96 Avenue Se, Calgary

MLS® #A2195740

### \$640,000

4 Bedroom, 2.00 Bathroom, 1,106 sqft Residential on 0.15 Acres

Acadia, Calgary, Alberta

Nestled in the heart of Acadia, this beautifully maintained 1106 SqFt single-family home is freshly painted and ready for new owners to call it home! Featuring three spacious bedrooms on the upper level and two full bathrooms, this home could be an incredible investment opportunity or a canvas for your renovation dreams. With a pie shaped corner lot boasting 6700 SqFt there is ample room to let your imagination run wild!

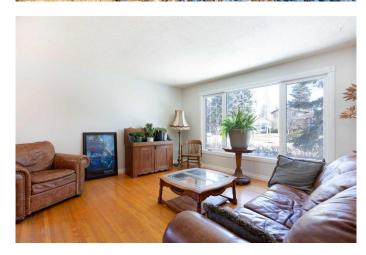
The fully finished and renovated basement is a true highlight, boasting oversized windows, a generously sized bedroom, and a stunningly renovated bathroom with a luxurious jetted hydrotherapy tub. Recent upgrades include newer windows throughout, plus a water tank and furnace that were done alongside the extensive basement upgrade.

Enjoy the convenience of a single attached garage with drive-through access, perfect for RV parking. Located just minutes from top-tier schools, parks, restaurants, and shopping, this home offers seamless access to Macleod Trail, Heritage Drive, and Southland Driveâ€"making your commute an absolute dream wherever you need to be.

This is a rare opportunity to own a home in one of Calgary's most desirable neighborhoods. Book your showing today!







#### **Essential Information**

MLS® # A2195740 Price \$640,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,106 Acres 0.15 Year Built 1962

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 371 96 Avenue Se

Subdivision Acadia
City Calgary
County Calgary
Province Alberta
Postal Code T2J 0G6

#### **Amenities**

Parking Spaces 3

Parking Single Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Separate Entrance, See Remarks

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator,

Window Coverings

Heating Forced Air, High Efficiency

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Gas, Basement

Has Basement Yes

Basement Finished, Full, Exterior Entry

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, See Remarks, Reverse Pie Shaped Lot

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 14th, 2025

Days on Market 35

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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