

# \$625,000 - 564 Acadia Drive Se, Calgary

MLS® #A2202560

## \$625,000

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; there's great flexibility for possible suite development or extra living space. 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	\$625,000
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	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
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Days on Market 21  
Zoning H-GO

### **Listing Details**

Listing Office CIR Realty

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