

# \$715,000 - 356 84 Avenue Se, Calgary

MLS® #A2209382

**\$715,000**

3 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.17 Acres

Acadia, Calgary, Alberta

Situated on a quiet street in the mature, tree-lined community of Acadia, this fully updated bungalow blends quality updates with unbeatable functionality. Right away, the standout features are the beautifully landscaped backyard and the rare offering of two double detached garages—one oversized at 24x22 and a newer 20x20 garage equipped with 220V power, ideal for a workshop or future projects. With all utilities converted to run underground, the lot remains wide open for any future development with no overhead lines to obstruct your plans. Inside, the main floor offers a bright, open-concept layout with hardwood flooring, a large picture window, and a renovated kitchen complete with quartz countertops, stainless steel appliances, and slow-close cabinetry. There are two bedrooms upstairs, including a spacious primary with direct access to a modern, refreshed bathroom. The fully finished basement adds even more usable space, featuring a large entertainment area, a third bedroom with an attached bonus room—perfect for a walk-in closet, office, or home gym—a 3-piece bathroom, and a separate laundry/mechanical room. Located just minutes from schools, parks, shopping, and transit, and only a 15-minute drive to downtown, this home checks all the boxes in a family-friendly neighbourhood full of character and convenience.

Built in 1961



## Essential Information

MLS® #	A2209382
Price	\$715,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	356 84 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N4

## Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Double Garage Detached, Quad or More Detached
# of Garages	4

## Interior

Interior Features	Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	39
Zoning	R-CG

### **Listing Details**

Listing Office	REAL BROKER
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