

# \$697,500 - 8627 Athabasca Street Se, Calgary

MLS® #A2230697

**\$697,500**

3 Bedroom, 2.00 Bathroom, 1,258 sqft

Residential on 0.15 Acres

Acadia, Calgary, Alberta

Price Reduced.

Welcome to this well-maintained bungalow located in the heart of Acadia. Situated on a desirable corner lot, this home offers a spacious and functional floor plan.

Step inside to a large, inviting living room that flows seamlessly into the updated kitchen, complete with modern finishes and ample cabinet space. At the back of the home, a bright sunroom provides the perfect spot to relax or entertain, overlooking the landscaped yard.

The primary bedroom is generously sized, offering a comfortable retreat with easy access to the main bath. The fully developed lower level features a massive recreation room, a full bar for entertaining, an additional bedroom, and even a sauna.

Outside, you'll appreciate the triple detached garage, exposed aggregate sidewalks, and a meticulously maintained yard. Additional upgrades include newer shingles and modernized kitchen finishes, making this home move-in ready. All of this in a mature, amenity-rich neighbourhood close to schools, parks, shopping, and transit.

Don't miss this exceptional opportunity in Acadia!



Built in 1961

## Essential Information

MLS® #	A2230697
Price	\$697,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8627 Athabasca Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1S2

## Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Bar, Built-in Features, Stone Counters
Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Lane, Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	30
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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