

\$699,900 - 436 Attica Drive Se, Calgary

MLS® #A2261622

\$699,900

4 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.14 Acres

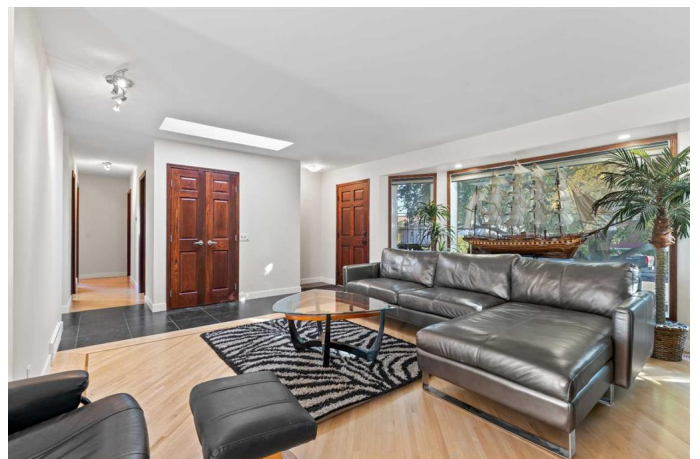
Acadia, Calgary, Alberta

Get ready to fall in love with this beautifully updated bungalow in one of Calgary's most sought-after communities -Acadia! Perfectly blending classic charm with modern upgrades, this home is ready to impress homeowners and investors alike. This area perfect for a young family.

Step inside and feel the warmth of custom hardwood flooring, a spacious living and dining area perfect for entertaining, and a bright updated kitchen. Tons of cupboards. The renovated main floor bathroom features a skylight offering natural light. A gorgeous tiled shower, and the convenience of main floor laundry.

The primary bedroom is a true retreat "expanded for extra comfort, complete with a walk-in closet and patio doors that open directly to your private yard. Two other great sized bedrooms complete this level. All of the bedrooms have large windows adding an abundance of light.

The illegally suited basement is immaculate with a perfect design. With bright windows, a spacious living/dining area, updated kitchen with a custom breakfast bar, another primary sized bedroom with double closets, and a den (just needs a window to be a bedroom), there's room for everyone. The basement has a separate laundry room with cabinets. Outside, the massive backyard offers room to relax, garden, or entertain. And if you're a car enthusiast or need serious workspace "you'll love the tandem 4-car garage, 10



foot ceilings, complete with shop space, and a full-length shed for extra storage.

Located steps from schools, parks, restaurants, shopping, and with quick access to Deerfoot, Blackfoot, Macleod Trail, and the C-Train. This location is as unbeatable as the home itself.

Whether you're looking for a forever home or a smart investment, this Acadia gem delivers. Book your showing today!

Built in 1972

Essential Information

MLS® #	A2261622
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	436 Attica Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1P6

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Few Trees, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	32
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.