

# \$698,000 - 8516 Addison Drive Se, Calgary

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MLS® #A2243089

**\$698,000**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

For more information, please click the "More Information" button.

Tucked away on a quiet tree-lined street within the thriving inner-city community of Acadia, welcome home to this charming, updated, bright and spacious bungalow. Inside you will find 3 bedrooms upstairs and 1 downstairs, 2 full bathrooms, 2 wood burning fireplaces, and fully developed basement. The kitchen features full height upper cabinets, a large island, stainless steel appliances, soft-close slide-out cupboards, and a quartz countertop. Main floor original hardwood floors. Stepping outside into the backyard, you will find a huge deck, space for RV parking, mature trees, and a heated and insulated double garage. Behind the lot is a paved driveway backing on to an expansive green space, seasonal ice rink and new park nearby. There are several parks and green spaces near the home, in addition to public, charter, and Catholic K-12 schools within walking distance. Deerfoot Meadows is a 2 minute drive and features an abundance of amenities and conveniences. You'll also find Calgary Farmer's Market within walking distance, Acadia Rec Centre, Trico Centre, and Fishcreek Library minutes away. The inner-city location of Acadia is centrally located near MacLeod, Southland, Blackfoot, Glenmore, and Deerfoot Trail making it incredibly easy to get anywhere in the city within 20 minutes.

Built in 1967



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243089    |
| Price          | \$698,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,050       |
| Acres          | 0.13        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8516 Addison Drive Se |
| Subdivision | Acadia                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2H 1P1               |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 2                                                                                                         |
| Fireplaces        | Wood Burning                                                                                              |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard                                                       |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Wood Frame, Aluminum Siding                                                                 |
| Foundation        | Poured Concrete                                                                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 35              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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