$689,900 - 8408 Addison Drive Se, Calgary

MLS® #A2210955
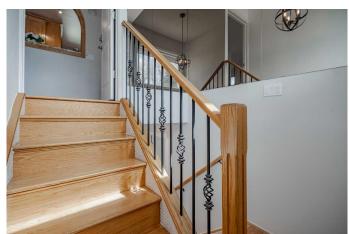
$689,900
4 Bedroom, 2.00 Bathroom, 1,074 sqft
Residential on 0.13 Acres

Acadia, Calgary, Alberta

BACKING ONTO GREENBELT |NEW SHINGLES ON THE HOUSE | RV STORAGE | MINUTES AWAY FROM DEERFOOT MEADOWS Welcome to 8408 Addison Drive SE in the heart of Acadia! This gorgeous bi-level home features 4 total bedrooms, 2 full bathrooms, south facing backyard, renovated basement illegal suite (2024) (mortgage helper), central A/C, water softener, newer windows on the main, and a double detached garage! The main floor, spanning over 1070 sqft features hardwood floors throughout, a living room, dining room, wide-open kitchen with solid wood cabinets, granite countertops and stainless-steel appliances, beautiful arcway open kitchen to living room with breakfast bar, 3 well-appointed bedrooms and a full bathroom. A back deck with privacy panels (2023) completes the main, perfect for the mornings with a cup of coffee. The lower level is split into two sides with Vinyl plank flooring throughout , one serving as an additional living area / rec room for the family, while the other side features an illegal suite, oversized windows (doesnâ€™t even feel like a basement), one bedroom and a full bathroom. Off the back deck, you can access the private fenced yard, which includes a large storage shed, RV parking and the double detached garage! Brand new shingles on the house (2025), new basement windows. newer hot water tank(2024) , 200 AMP electric panel (2023), newer smart LG washer & range microwave (2023). Acadia is known for its

family-friendly appeal, and ultimate convenience to the Deerfoot Meadows shopping district (IKEA, Costco, Wal-Mart, T&T, Best Buy, etc.), parks, playgrounds, schools and transit â€" located just on the other side of Blackfoot Trail! Behind the home is a stretch of green space off the paved back alley, perfect to serve as a dog-run, summer walks, and a community connector with privacy! Check out this property today.

Built in 1968

Essential Information

MLS® #	A2210955
Price	$689,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	8408 Addison Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1P1

Amenities

Parking Spaces	3
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Paved
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	29
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)