

# \$625,000 - 272 Acadia Drive Se, Calgary

MLS® #A2232522

## \$625,000

4 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

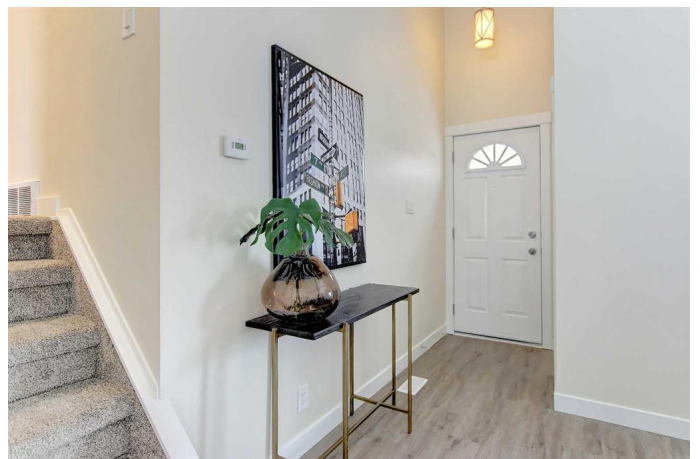
Welcome to this beautifully renovated home in the heart of desirable Acadia! This spacious 4-bedroom, 2 full bathroom property is move-in ready and loaded with upgrades. Step inside to discover a bright, vaulted main living area featuring brand-new vinyl plank flooring and fresh neutral paint. The open-concept layout flows into a completely redesigned kitchen with quartz countertops, subway tile backsplash, new cabinetry, and stainless steel SAMSUNG appliances.

The dining area opens to a large backyard with a spacious deck—perfect for entertaining. A rear parking pad offers convenient off-street parking, and there's plenty of room to add a garage. The current owner is open to building one for the buyer, if desired.

The home offers a smart layout that provides ample space for families and guests alike. Key updates include a new high-efficiency furnace (2025), front siding and asphalt shingle roof (2018), giving peace of mind for years to come.

Located close to schools, parks, shopping, and transit—this turnkey property is a must-see in one of Calgary's most established communities.

Built in 1961



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232522      |
| Price          | \$625,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,015         |
| Acres          | 0.13          |
| Year Built     | 1961          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 272 Acadia Drive Se |
| Subdivision | Acadia              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2J0A7              |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage |
| Appliances        | Dishwasher, Electric Range, Gas Water Heater, Range Hood, Refrigerator   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Brick Facing, Family Room, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Private Yard           |
| Lot Description   | Back Yard, Front Yard, Garden  |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Stucco, Vinyl Siding |
| Foundation        | Poured Concrete                |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 23              |
| Zoning         | H-GO            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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