

# \$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

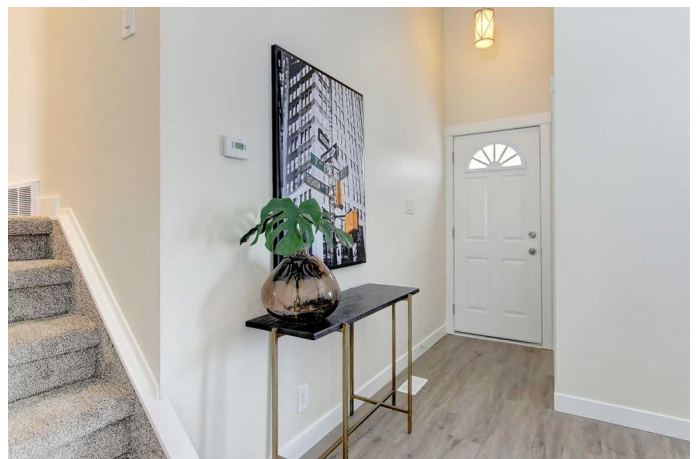
Welcome to this beautifully renovated home in the heart of desirable Acadia! This spacious 4-bedroom, 2 full bathroom property is move-in ready and loaded with upgrades. Step inside to discover a bright, vaulted main living area featuring brand-new vinyl plank flooring and fresh neutral paint. The open-concept 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	30
Zoning	H-GO

**Listing Details**

Listing Office	Royal LePage Benchmark
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