



331 96 Avenue SE
Calgary, Alberta

MLS # A2308348



\$649,900

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,115 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Stone Counters		

Inclusions: Shed. White cupboards in basement.

****OPEN HOUSE SATURDAY JUNE 6TH FROM 2 - 4 PM **** Welcome to this beautifully renovated 4-level split located in the highly sought-after community of Acadia! Known for its mature tree-lined streets, exceptional amenities, and central location, Acadia remains one of Calgary's most desirable neighbourhoods for families and professionals alike. From the moment you step inside, you'll appreciate the bright and inviting atmosphere. The main floor showcases stunning vaulted ceilings with open beams, creating a warm and spacious feel throughout the living room, dining area, and kitchen. The beautifully updated kitchen features granite countertops, dark oak cabinetry, stainless steel appliances, along with a new fridge and dishwasher, blending style and functionality perfectly for everyday living and entertaining. Fresh paint and updated flooring throughout give the home a clean, modern feel while maintaining its character and charm. Upstairs, you'll find 3 generously sized bedrooms and a beautifully updated 5-piece bathroom, offering plenty of room for growing families or guests. The lower level features a large rec room ideal for movie nights, a playroom, home office, or gym, along with an additional full bathroom for added convenience. The basement level offers a fourth bedroom, laundry area, and ample storage space, providing flexibility and room to grow. This home is packed with thoughtful upgrades including smart switches, zoned heating on every floor for customized comfort, on-demand hot water, water softener, and numerous exterior improvements completed over the years including shingles, windows, and furnace. Situated on a spacious 55x100 ft lot with alley access and RV parking, the large south facing backyard offers endless possibilities whether you envision kids playing, summer

entertaining, gardening, or building your dream garage. Ideally located close to schools, parks, Acadia Recreation Complex, shopping, transit, golf, walking paths, and major roadways, this move-in ready home combines space, updates, character, and an unbeatable location in one exceptional package.