



427 96 Avenue SE
Calgary, Alberta

MLS # A2310591



\$995,000

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,119 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 427 96 Ave. S.E. in the heart of Acadia. This isn't just a "refresh" or a "flip"—this is a down-to-the-studs rebuild of a classic, executed with a level of quality that genuinely moves the needle. From the moment you pull up, the curb appeal grabs your attention - brand-new stucco and stone make it crisp and clean, all new exposed aggregate concrete that goes from the front sidewalk, down the side, and into a private covered rear patio. Even the garage got the memo, featuring a resurfaced floor and a gas rough-in ready for your heater before next winter hits. Inside, and the "new house smell" is there. The main floor is anchored by rich hardwood and a wide open floor plan. The kitchen is the focal point, with high-gloss cabinetry, premium granite countertops, and a large island designed for those like to entertain. Upstairs, the primary suite is tremendous, featuring a walk-in closet and an ensuite that feels like a boutique hotel with its glass-enclosed shower, free-standing soaker tub, dual vanities, and in-floor heat. Down on the third level you'll find a dedicated bedroom and gym space with its own separate entrance from the backyard, making it an ideal setup for a home office or a long-term guest. The lower level provides a cozy family room (which easily doubles as a fourth bedroom) and a high-end laundry suite. The lower-level bath is just as detailed as the main and ensuite, where you'll find a custom steam shower and more in-floor heat, ensuring the basement feels just as premium as the rest of the house. A super sunny south backyard, and easy access in and out of the community make this one a spectacular find. For more details, and to see our 360 virtual tour, click the links below.