



**748 Archwood Road SE
Calgary, Alberta**

MLS # A2315154



\$640,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	885 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Flag Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom home, ideally situated on one of the best streets in the highly sought-after community of Acadia. Tucked away on a quiet cul-de-sac with minimal traffic, this property offers a peaceful setting while still providing exceptional access to Southland Drive, Deerfoot Trail, shopping, schools, and everyday amenities. Inside, the home showcases tasteful updates throughout, blending modern comfort with timeless charm. The bright and functional kitchen features granite countertops, modern stainless steel appliances, and excellent workspace for both everyday living and entertaining. Updated windows throughout the home enhance both efficiency and natural light, creating a warm and inviting atmosphere. The comfortable living room is anchored by a cozy fireplace, making it the perfect place to relax and unwind. The beautifully updated bathroom offers a touch of luxury with heated floors and dual shower heads. The dining area flows seamlessly onto the large private rear deck, creating an ideal setup for summer BBQs, outdoor dining, and entertaining guests. The finished basement offers a large additional space, perfect for a family rec area, home gym or office, and would be perfect for adding an additional bedroom. Outside, you’ll find an expansive backyard with convenient lane access, offering endless possibilities for gardening, play space, additional parking options, or future customization. The oversized detached double garage is another incredible feature of the home, and provides added convenience, storage, and protection from the elements year-round. This is an incredible opportunity to own a move-in-ready home in one of Calgary’s most established and desirable communities.