



GRASSROOTS
REALTY GROUP

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323 84 Avenue SE
Calgary, Alberta

MLS # A2318493



\$679,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Level, Private		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, Quartz Counters, Recessed Lighting, Storage		

Inclusions: None

Open house Sunday (June 7) 2:00 to 4:30 -- Welcome to this happy home. It's nestled into a quiet street in the heart of Acadia -- one of Calgary's most beloved and enduring communities! From the moment you step inside you can feel it.... this is a place where laughter echoes and memories are made. The freshly renovated open floor plan is perfectly suited for friend and family. The kitchen is a showstopper with brand new appliances and gleaming quartz counter tops! The main bathroom is also freshly updated and the three bedrooms are perfect for a growing family or to accommodate a home office -- or two! And no worries about those hot summer days.... this home has air conditioning! (2023) The basement is a blank canvas just waiting for your imagination and personal touch -- future rec room, extra bedrooms, home gym.... the possibilities are endless! Now let's talk about that garage!! WOW -- 24x24 feet with 10 foot ceilings, two independent doors (one a 9 footer!), fully insulated, boarded and heated with a newer unit heater. Car enthusiasts, hobbyists and handy-people will absolutely LOVE this space! Even the mechanicals of the house are updated and worry free -- new furnace, AC, 50 gal hot water tank and over spec upgraded attic insulation. Even the exterior redone! The Hardie Board siding and shingles are only 3 years old! All of this on a perfectly over size south facing lot -- 55x110 (6,050 sq ft) -- perfect for the kids, the gardener and summer get-to-gethers. There's even a sheltered patio area if the weather turns.