



GRASSROOTS

REALTY GROUP

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**648 97 Avenue SE
Calgary, Alberta**

MLS # A2321246



\$789,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,280 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: None

Located on a quiet street in the highly sought after and mature neighbourhood of Acadia, this 3 bedroom and 3-bathroom bungalow with nearly 1200 square feet of living space and a mechanic's dream garage is a must see! Walk up the concrete pathway to the inviting front veranda and through the front door to discover the main floor highlights that include freshly refinished hardwood floors, a two-toned traditional kitchen topped with granite countertops, full length cabinetry capped with crown moulding, a decorative backsplash, stainless steel appliances, large kitchen island with mid-century pendant lighting overhead. There is a dining area just off the kitchen and a spacious living room featuring a stoned faced, gas fireplace flanked with built-in cabinetry. The main floor also features a common 4-piece bathroom, a laundry/mud room and a large primary room with a walk-in closet featuring built-in cabinetry which leads to the wonderfully renovated 4-piece ensuite bathroom. Follow the wrought-iron staircase to the lower level to the brand new carpet spanning throughout the rec room and the two large bedrooms that share a 3-piece bathroom. Enjoy the outdoor living this summer on the front veranda or on either of the two side patios capturing plenty of sunshine and offering all the privacy. The backyard also features a grassy area with a storage shed and is complete with a 25' x 21' garage that has a second remote garage door into the yard for easy access. Other improvements include new roof on house and garage (2023), updated electrical and plumbing, new furnace (2022) and re-insulated exterior walls. Located close to schools, shops, restaurants, parks, playgrounds and quick access to Deerfoot and Blackfoot trails makes this a great place to call home! Book your viewing today!

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