



503 88 Avenue SE
Calgary, Alberta

MLS # A2328071



\$828,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: OTR Microwave Hood Fan, Barn Door in Upstairs Bedroom, PAX Wardrobe System in Primary Bedroom, Camera Equipment, Beverage Centre, Living Room TV and TV Mount, Dining Room Bar Cabinets, Lights and Irrigation to Baskets, Basement Laundry Sink, Speakers in Basement Ceiling, Garage Remotes (2) and Garage Door Opener, Rensor Gas Heater in the Garage, Backyard Pergola with Sunshade, Irrigation System, Shed, A/C, Automated Blinds on All Windows on the Main Floor (2 bedrooms, 2 bathrooms, kitchen, dining room, 3 living rooms)

*** OPEN HOUSE SATURDAY JULY 11TH 12PM-2PM *** First time on the market since it was built! *** Imagine ending your day in the sunny SW backyard, watching the sunset while the gardens bloom around you. This oversized, private lot has been lovingly landscaped with an incredible variety of plants that provide colour all season long, complete with irrigation, a matching garden shed, and space you'll actually use. It's the kind of backyard that brings people together. Not to mention the incredible front yard with stamped concrete, raised garden beds and grass that is literally PERFECT. This street has awesome parking and is always quiet. Step inside and you'll immediately notice the care that's gone into every detail. The welcoming front foyer offers practical storage, while the living room surprises you with clever hidden storage built right into the fireplace wall and mantle. Smart Lutron blinds throughout the main floor let you simply say, "Hey Google, close the kitchen blind," and your home listens. At the heart of it all is a stunning kitchen designed for gathering. Cambria quartz waterfall countertops, gleaming stainless steel appliances, an induction stove, Delta touch faucet, beverage centre, comfortable eating bar, and buffet cabinetry create a space that's as beautiful as it is functional. The dining room enjoys tons of extra cabinetry for food storage, wine glasses and could now be your new morning coffee station! The primary suite feels like your own private retreat with generous closet space and a beautifully upgraded ensuite featuring a fully tiled shower with bench and niche, Riobel fixtures, heated towel bar, gorgeous Theodore cabinetry with quartz counters, and a Toto bidet toilet. The second bedroom features a charming barn door, while the main bath continues the same thoughtful design with another Theodore vanity, quartz counters, Toto bidet, extra linen

storage, and convenient laundry with a folding station. Downstairs offers incredible flexibility with a spacious family room, electric fireplace, theatre or games area, pot lights, built-in speakers, another full bathroom with heated towel bar, and a large bedroom with a brand-new egress window and walk-in closet. There's even a second laundry hookup, making this level ideal for guests, teens, or multigenerational living. Practical upgrades include tankless hot water, air conditioning, luxury vinyl tile in the bathrooms, a dropped basement ceiling with upgraded access panels so you can always see what is happening with your home, and an oversized 24'8" x 20'5" garage with numerous dedicated electrical circuits—perfect for a workshop or hobby space. Located on a paved alley with wonderful neighbours, you'll enjoy exceptional privacy while still being just minutes from schools for EVERY AGE, everyday shopping, Costco, IKEA, and everything else you need. This isn't just a beautiful house—it's a home that's been thoughtfully upgraded, lovingly cared for, and ready for its next chapter.