



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

327 94 Avenue SE
Calgary, Alberta

MLS # A2342795



\$599,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lo		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Granite Counters, Recessed Lighting, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Nicely updated and in the established community of Acadia, this inviting 3+1 bedroom bungalow offers nearly 1,800 sq ft of comfortable living space along with a sunny south facing backyard. The main level features hardwood floors and a bright living room with a charming bow window. The kitchen is equally appealing, finished with granite countertops, a breakfast bar, crisp white cabinetry, stainless steel appliances, and a casual eating area. Three well proportioned bedrooms and an updated 4 piece main bath complete the main level. The fully developed basement expands the home's versatility with a large recreation/family room ideal for movie or game nights, plus a fourth bedroom, a den/office, a refreshed 3 piece bath, and dedicated laundry. Outside, enjoy a private south backyard with new fence, patio and beautiful mature trees, along with the convenience of a double detached garage. The location is exceptional—just blocks from Acadia Athletic Park and the Community Centre, close to schools, shopping, public transit, and offering quick access to Macleod Trail and Southland Drive.