

**423 88 Avenue SE**  
**Calgary, Alberta**

**MLS # A2174631**



**\$575,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Water Softener, Central Vac, Freezer in cold room,

Welcome to this promising investment opportunity in the desirable community of Acadia, ideal for renovation projects or as a charming home for a family. This residence features 4 bedrooms and 1.5 bathrooms, offering ample space for comfortable living now and growing into the future. Upon entering, you are greeted by an inviting open room that seamlessly connects to the dining area, complete with a unique corner-wrap wood-burning fireplace that adds warmth and character. A large bay window fills the space with natural light, while exterior evergreen trees provide privacy. The eat-in kitchen features durable linoleum flooring and includes essential appliances such as a stove, microwave, refrigerator, and dishwasher. The home also features a built in vacuum and water softener. A beautiful window about the south-facing sink provides a lovely view into the backyard and bathes the room in sunlight. Heading down the hallways you will find three well-sized bedrooms, a primary as well as two that can easily serve as a guest room or home office. The primary bedroom is enhanced by a convenient 2-piece ensuite, adding privacy and comfort. Descending to the lower level, you will discover a spacious family room featuring an electric fireplace, perfect for cozy evenings. Adjacent to this space is a recreation room, offering a versatile area that can be customized to suite your needs - whether as a movie room, play room, or additional living space. A fourth bedroom is located on this level. This basement also includes a cold room, perfect for storing food and other essentials. Step into the backyard, which is truly a gardener's dream, where you will find raised garden beds, a cherry tree, two apple trees, and a yard lined with raspberry bushes, rhubarb plants, and a host of perennials. This welcome and open outdoor space is perfect for those who enjoy growing food and

flowers, and offers good space for children's play. The property features an over-sized single detached garage, accessible from a paved alley, with space for parking as well as a workshop or outdoor storage. Acadia is a vibrant and evolving neighbourhood with a strong sense of community. Located close to both Macleod and Blackfoot Trails, it offers ease of access to all parts of the city. Nearby amenities — including Deerfoot Meadows, Southcentre Mall, and numerous stores, schools, shops, services and restaurants — are walkable or a quick drive from home. The Heritage LTD station is nearby providing easy transport around the city and making commuting a breeze. Don't miss your opportunity to own a piece of this wonderful neighbourhood. Whether you're looking to flip the property or create a welcoming family home, this residence has great potential. Schedule your showing today!