

371 96 Avenue SE
Calgary, Alberta

MLS # A2195740



\$650,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,106 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Reverse Pie Shaped Lot, See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: Floating Island in Kitchen, TV Wall Mount,

Nestled in the heart of Acadia, this beautifully maintained 1106 SqFt single-family home is freshly painted and ready for new owners to call it home! Featuring three spacious bedrooms on the upper level and two full bathrooms, this home could be an incredible investment opportunity or a canvas for your renovation dreams. With a pie shaped corner lot boasting 6700 SqFt there is ample room to let your imagination run wild! The fully finished and renovated basement is a true highlight, boasting oversized windows, a generously sized bedroom, and a stunningly renovated bathroom with a luxurious jetted hydrotherapy tub. Recent upgrades include newer windows throughout, plus a water tank and furnace that were done alongside the extensive basement upgrade. Enjoy the convenience of a single attached garage with drive-through access, perfect for RV parking. Located just minutes from top-tier schools, parks, restaurants, and shopping, this home offers seamless access to Macleod Trail, Heritage Drive, and Southland Drive—making your commute an absolute dream wherever you need to be. This is a rare opportunity to own a home in one of Calgary’s most desirable neighborhoods. Book your showing today!