

616 Aurora Place SE
Calgary, Alberta

MLS # A2196346



\$630,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, No Smoking Home		

Inclusions: n/a

Open House Saturday March 15th noon-2pm. Welcome to 616 Aurora Place SE in Acadia. Nestled on a quiet cul-de-sac with mature trees, this home offers modern upgrades, spacious living, and unbeatable access to amenities. This move-in ready Bungalow with 3 bedrooms and 2 bathrooms features many upgrades and boasts 1770 sq. ft. of developed space. This well-maintained home features refinished, solid oak flooring, upgraded light fixtures and a bright open concept living area. Kitchen has a new range, LG refrigerator, new extra-large window above sink and vinyl plank flooring. All bathrooms were tastefully renovated in 2023 along with new front and back doors, closet doors and central air conditioning. All bedrooms are equipped with blackout blinds and triple pane windows. The developed basement with newer, laminate flooring includes a large rec room featuring a tastefully designed wet bar and a 3-piece bathroom. The oversized laundry and additional extra large storage room include plenty of space for all your storage needs. Outdoors enjoy a large private backyard perfect for entertaining and family gatherings. The Detached double garage with a newer garage door has plenty of parking and storage with access from the back alley. Conveniently located near shopping, restaurants, parks, and top-rated schools. Quick access to Deerfoot Trail, Blackfoot Trail, MacLeod Trail, as well as Heritage and Southland C-Train stations, makes commuting easy. There are many nearby parks, playgrounds and the fantastic Acadia Recreation Complex. A rare opportunity to own a move-in-ready home in one of Calgary's most sought-after communities. Don't miss your chance—schedule a showing today with your favourite realtor!