

**564 Acadia Drive SE**  
**Calgary, Alberta**

**MLS # A2202560**



**\$625,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Acadia                 |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 992 sq.ft.             | <b>Age:</b>   | 1964 (61 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane              |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Metal Siding , Stucco, Wood Frame

**Zoning:** H-GO

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Recessed Lighting

**Inclusions:** Sheds

Popular Acadia! This home is located in a great area ready for a RENO and some sweat equity. Large 50' lot with back alley access is a great 'bones' mid century home looking for a new owner. There is great potential in this 3+1 bedroom/2 full bath bungalow. The yard is private and is fully fenced. The garage is 24' x 24' and is heated and insulated (newer furnace). There is an entryway in the backyard that makes this home a candidate for possible suite development. With some new flooring and paint - this home can be transformed instantly. Location is excellent to transportation, shopping and schools.