



## 356 84 Avenue Calgary Alberta

\$699,900

Situated on a quiet street in the mature, tree-lined community of Acadia, this fully updated bungalow blends quality updates with unbeatable functionality. Right away, the standout features are the beautifully landscaped backyard and the rare offering of two double detached garages—one oversized at 24x22 and a newer 20x20 garage equipped with 220V power, ideal for a workshop or future projects. With all utilities converted to run underground, the lot remains wide open for any future development with no overhead lines to obstruct your plans. Inside, the main floor offers a bright, open-concept layout with hardwood flooring, a large picture window, and a renovated kitchen complete with quartz countertops, stainless steel appliances, and slow-close cabinetry. There are two bedrooms upstairs, including a spacious primary with direct access to a modern, refreshed bathroom. The fully finished basement adds even more usable space, featuring a large entertainment area, a third bedroom with an attached bonus room—perfect for a walk-in closet, office, or home gym—a 3-piece bathroom, and a separate laundry/mechanical room. Located just minutes from schools, parks, shopping, and transit, and only a 15-minute drive to downtown, this home checks all the boxes in a family-friendly neighbourhood full of character and convenience. (id:6769)

Bedroom 10.83 Ft x 10.92 Ft  
Family room 10.50 Ft x 26.17 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Laundry room .00 Ft x .00 Ft  
Other 11.33 Ft x 13.50 Ft

Living room 11.50 Ft x 15.67 Ft  
Primary Bedroom 8.50 Ft x 23.25 Ft  
Bedroom 8.00 Ft x 9.92 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER

**RE/MAX**  
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