



# 515 Athlone Road Calgary Alberta

\$649,000

Explore this charming bungalow tucked away in an established Acadia neighbourhood of Southeast Calgary. The moment you step inside, you'll be invited by the bright and warm atmosphere, highlighted by a beautiful bay window. The living room exudes warmth and charm, centered around a cozy fireplace that serves as the heart of this welcoming space. Moving towards the rear of the house, you'll appreciate the thoughtful layout, including the updated kitchen with stylish pot lights, stainless steel appliances, oak cabinetry, a cozy breakfast nook, and double patio doors that seamlessly connect the indoors with the outdoors. These doors lead to an expansive covered back porch, perfect for enjoying your fully fenced backyard. The main floor boasts two generously sized bedrooms with ample closet space and a well-appointed 4-piece bathroom, ensuring practicality and comfort. Descend to the lower level, and you'll discover a versatile space that offers numerous possibilities. A spacious family room with a built-in bar, an inviting bedroom, and a flexible room suitable for a home office or play area await your creative use. If desired, you can enlarge the window in the flexible room to convert it into a legal bedroom. An updated 3-piece bathroom, a dedicated laundry room, and additional storage space round out this lower level. This bungalow is more than just a house; it's a blank canvas awaiting your personal touch. Whether you're downsizing, starting a new chapter, or searching for a renovation project, this property combines comfort, potential, and convenience in a unique package. Don't miss out on the opportunity to make it your own! (id:6769)

Recreational, Games room 24.33 Ft x 10.33 Ft

Bedroom 11.92 Ft x 11.33 Ft

Bedroom 11.17 Ft x 10.17 Ft

Furnace 6.33 Ft x 5.08 Ft

3pc Bathroom 6.33 Ft x 5.08 Ft

Laundry room 6.50 Ft x 4.92 Ft

Storage 7.00 Ft x 7.00 Ft

Kitchen 10.92 Ft x 9.92 Ft

Living room 16.42 Ft x 13.33 Ft

Dining room 11.33 Ft x 7.92 Ft

Foyer 5.92 Ft x 5.58 Ft

Primary Bedroom 12.50 Ft x 9.92 Ft

Bedroom 11.33 Ft x 8.50 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Other 14.00 Ft x 12.00 Ft

Other 5.42 Ft x 3.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Breakfast 8.67 Ft x 7.00 Ft

Other 21.00 Ft x 11.00 Ft