



## 371 96 Avenue Calgary Alberta

\$650,000

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! (id:6769)

Recreational, Games room 22.67 Ft x 21.58 Ft

Laundry room 14.83 Ft x 3.92 Ft

Bedroom 15.92 Ft x 11.58 Ft

5pc Bathroom 12.92 Ft x 11.42 Ft

Kitchen 14.17 Ft x 13.17 Ft

Dining room 9.67 Ft x 8.17 Ft

Living room 15.00 Ft x 14.67 Ft

Primary Bedroom 11.33 Ft x 11.83 Ft

Bedroom 11.08 Ft x 9.67 Ft

Bedroom 10.25 Ft x 8.58 Ft

4pc Bathroom 9.58 Ft x 4.92 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)