



## 8527 Athabasca Street Calgary Alberta

\$624,900

OPEN HOUSE SUNDAY SEPT 7th 2-5PM // Welcome to this beautifully maintained 4 Bed, 2 Bath Bungalow with a True Oversized Heated Garage/Workshop in the beloved neighbourhood of Acadia!! With just over 2000 sq ft of finished living space, a generous sized lot with mature trees, a fully fenced yard that includes RV Parking (W/Metal locking gates), plus an insulated and heated Garage, this home has it all. The kitchen is bright and full of the original charming details, 2 large windows for a ton of natural light with unobstructed views into your private backyard from the kitchen sink or the dining area. In the large main Living Room is an oversized front window and original hardwood flooring that starts at the front entrance. The Three Main Floor Bedrooms are spacious with all original hardwood floors and full of natural light, a classic bungalow design, plus extra hallway storage and a full 4pc bath. The basement has been fully finished and includes one extra bedroom, a full 4pc Bathroom plus an Office/Den room that has additional storage. The large Family room is great for a kids playroom, exercise area or another entertainment space for everyone. The backyard has a garden shed for extra storage, a Double RV Parking Pad with metal gates that lock, a deck with gas hook up for your BBQ or fire table and of course access to the Workshop Garage! This garage is Heated, Insulated with 11 foot ceilings and a sub panel that includes 220 Volt service, both Garage doors are 9ft wide and 10ft high, tons of storage and ready for all of your Workshop projects. Hot Water tank replaced (2022), Newer Washer and Dryer, House and Garage Roof replaced (2021) and Cedar Fence replaced (2022). This home is ready to go!! Only 10 minutes to Downtown plus access to the Heritage and Southland C-train stations, Acadia is perfectly situated for convenience and the tranquility only an established...

4pc Bathroom 7.58 Ft x 5.67 Ft  
Den 11.67 Ft x 8.83 Ft  
Laundry room 12.08 Ft x 11.17 Ft  
Office 11.75 Ft x 9.50 Ft  
Family room 15.92 Ft x 38.25 Ft  
4pc Bathroom 8.67 Ft x 5.00 Ft

Bedroom 12.67 Ft x 8.67 Ft  
Bedroom 8.67 Ft x 11.00 Ft  
Dining room 12.17 Ft x 9.25 Ft  
Kitchen 8.67 Ft x 9.50 Ft  
Living room 13.67 Ft x 19.08 Ft  
Primary Bedroom 11.50 Ft x 11.00 Ft

Listing Presented By:



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