

# \$690,000 - 1508 Acadia Drive Se, Calgary

MLS® #A2194213

**\$690,000**

3 Bedroom, 2.00 Bathroom, 1,492 sqft  
Residential on 0.11 Acres

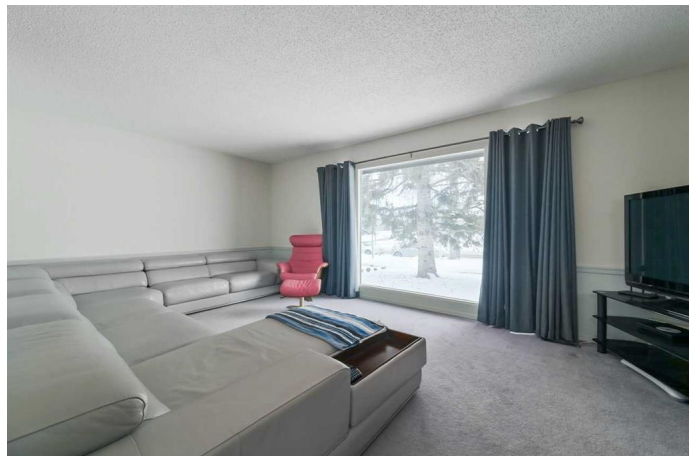
Lake Bonavista, Calgary, Alberta

ATTENTION: INVESTORS, FIRST TIME home buyers + GENERATIONAL FAMILIES. Beautiful BUNGALOW located in the mature + highly desirable, FAMILY FRIENDLY community of LAKE BONAVISTA. Boasting over 1490 sqft of developed space with separate BACK ENTRANCE. Walking distance to Shopping, Transit, PRIVATE LAKE, Fish Creek Park & Top-rated Schools. Functional main floor with spacious living room + dining room with FIREPLACE opens to functional kitchen with breakfast bar and potential to be opened if desired. Fully renovated 3 pc bathroom with custom tiled shower. 3 good sized bedrooms, including large primary bedroom with 4 pc ensuite + walk in closet. BACK ENTRANCE DOOR allows for potential secondary suite â€œsubject to approval and permitting by the Cit of Calgaryâ€•. Undeveloped open concept lower level is laid out nicely for future development. Quick access to Anderson, Macleod Trail & Deerfoot Trail + access to PRIVATE Lake Bonavista and walking distance to Schools, Parks, Shopping, Restaurants and more. Exceptional property!

Built in 1972

## Essential Information

MLS® #	A2194213
Price	\$690,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,492
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1508 Acadia Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3B2

### **Amenities**

Amenities	Beach Access, Picnic Area, Playground
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Dining Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	45
Zoning	R-CG
HOA Fees	360
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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