

# \$699,900 - 8408 Addison Drive Se, Calgary

MLS® #A2210955

**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

BACKING ONTO GREENBELT | NEW SHINGLES ON THE HOUSE | RV STORAGE | MINUTES AWAY FROM DEERFOOT MEADOWS Welcome to 8408 Addison Drive

SE in the heart of Acadia! This gorgeous bi-level home features 4 total bedrooms, 2 full bathrooms, south facing backyard, renovated basement illegal suite (2024) (mortgage helper), central A/C, water softener, newer windows on the main, and a double detached garage! The main floor, spanning over 1070 sqft features hardwood floors throughout, a living room, dining room, wide-open kitchen with solid wood cabinets, granite countertops and stainless-steel appliances, beautiful arcway open kitchen to living room with breakfast bar, 3 well-appointed bedrooms and a full bathroom. A back deck with privacy panels (2023) completes the main, perfect for the mornings with a cup of coffee. The lower level is split into two sides with Vinyl plank flooring throughout, one serving as an additional living area / rec room for the family, while the other side features an illegal suite, oversized windows (doesn't even feel like a basement), one bedroom and a full bathroom. Off the back deck, you can access the private fenced yard, which includes a large storage shed, RV parking and the double detached garage! Brand new shingles on the house (2025), newer hot water tank(2024), 200 AMP electric panel (2023), newer smart LG washer & range microwave (2023). Acadia is known for its family-friendly appeal, and



ultimate convenience to the Deerfoot Meadows shopping district (IKEA, Costco, Wal-Mart, T&T, Best Buy, etc.), parks, playgrounds, schools and transit – located just on the other side of Blackfoot Trail! Behind the home is a stretch of green space off the paved back alley, perfect to serve as a dog-run, summer walks, and a community connector with privacy! Check out this property today. Note. New basement windows will be replaced by possession day.

Built in 1968

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210955    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,074       |
| Acres          | 0.13        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8408 Addison Drive Se |
| Subdivision | Acadia                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2H 1P1               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Front Yard, Paved             |
| Roof              | Asphalt Shingle                          |
| Construction      | Metal Siding, Stucco, Wood Siding        |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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