

# \$610,000 - 272 Acadia Drive Se, Calgary

MLS® #A2232522

**\$610,000**

4 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

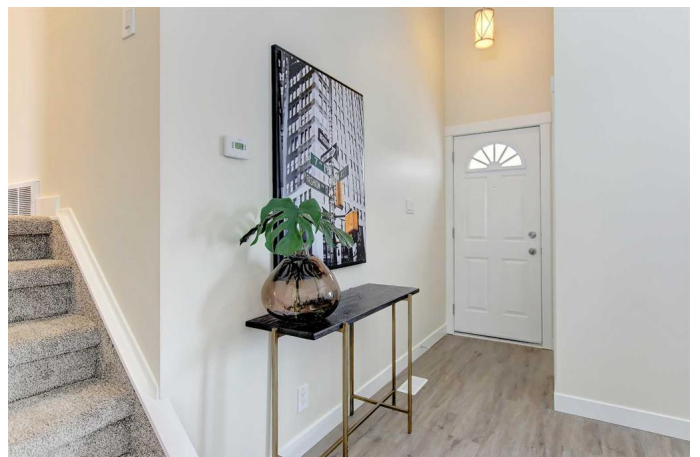
Welcome to this beautifully renovated home in the heart of desirable Acadia! This spacious 4-bedroom, 2 full bathroom property is move-in ready and loaded with upgrades. Step inside to discover a bright, vaulted main living area featuring brand-new vinyl plank flooring and fresh neutral paint. The open-concept layout flows into a completely redesigned kitchen with quartz countertops, subway tile backsplash, new cabinetry, and stainless steel SAMSUNG appliances.

The dining area opens to a large backyard with a spacious deck—perfect for entertaining. A rear parking pad offers convenient off-street parking, and there's plenty of room to add a garage. The current owner is open to building one for the buyer, if desired.

The home offers a smart layout that provides ample space for families and guests alike. Key updates include a new high-efficiency furnace (2025), front siding and asphalt shingle roof (2018), giving peace of mind for years to come.

Located close to schools, parks, shopping, and transit—this turnkey property is a must-see in one of Calgary's most established communities.

Built in 1961



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232522      |
| Price          | \$610,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,015         |
| Acres          | 0.13          |
| Year Built     | 1961          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 272 Acadia Drive Se |
| Subdivision | Acadia              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2J0A7              |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage |
| Appliances        | Dishwasher, Electric Range, Gas Water Heater, Range Hood, Refrigerator                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                    |
| Cooling           | None                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                                                                                                    |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                             |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Private Yard           |
| Lot Description   | Back Yard, Front Yard, Garden  |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Stucco, Vinyl Siding |
| Foundation        | Poured Concrete                |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 58              |
| Zoning         | H-GO            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.