

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

MLS® #A2194213

**\$690,000**

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

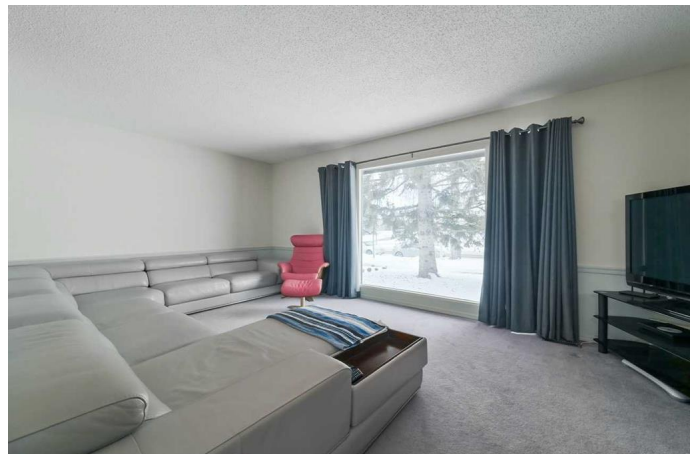
Lake Bonavista, Calgary, Alberta

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 | 55                  |
| Zoning         | R-CG                |
| HOA Fees       | 360                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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.