

# \$524,900 - 8808 6 Street Se, Calgary

MLS® #A2230680

**\$524,900**

4 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.07 Acres

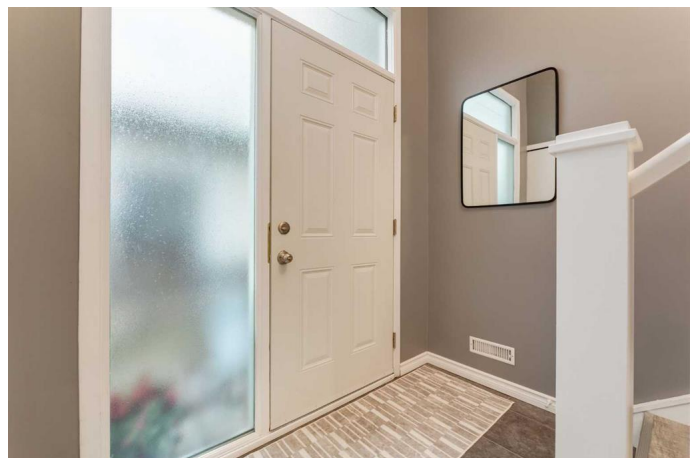
Acadia, Calgary, Alberta

Welcome home to this well maintained home with a great layout and spacious rooms. The main floor boasts of updated flooring (2019) throughout, a large living room with a wood burning fireplace, a well appointed kitchen with newer stainless steel appliances, ample cabinets and counter space and the dining room with patio doors to your west facing deck (built in 2021). There are 2 great sized bedrooms and the updated main bath with jetted tub to complete this level. The fully finished basement has a large family room, 2 more bedrooms, updated 4 piece bath (2019), laundry room and still plenty of storage space. The backyard is fully fenced and offers off street parking for 2 vehicles. Some other updates; dishwasher 2025, stove 2023, hot water tank in 2018 and roof in 2011. Don't miss out on this great home located close to schools, shopping, transit and let's not forget to mention great access to major thoroughfares making commuting around the city and to downtown a breeze.

Built in 1972

## Essential Information

MLS® #	A2230680
Price	\$524,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	946
Acres	0.07
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	8808 6 Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 2A9

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Jetted Tub, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Raised Hearth, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	45
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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