

# \$697,500 - 8627 Athabasca Street Se, Calgary

MLS® #A2230697

**\$697,500**

3 Bedroom, 2.00 Bathroom, 1,258 sqft

Residential on 0.15 Acres

Acadia, Calgary, Alberta

Price Reduced.

Welcome to this well-maintained bungalow located in the heart of Acadia. Situated on a desirable corner lot, this home offers a spacious and functional floor plan.

Step inside to a large, inviting living room that flows seamlessly into the updated kitchen, complete with modern finishes and ample cabinet space. At the back of the home, a bright sunroom provides the perfect spot to relax or entertain, overlooking the landscaped yard.

The primary bedroom is generously sized, offering a comfortable retreat with easy access to the main bath. The fully developed lower level features a massive recreation room, a full bar for entertaining, an additional bedroom, and even a sauna.

Outside, you'll appreciate the triple detached garage, exposed aggregate sidewalks, and a meticulously maintained yard. Additional upgrades include newer shingles and modernized kitchen finishes, making this home move-in ready. All of this in a mature, amenity-rich neighbourhood close to schools, parks, shopping, and transit.

Don't miss this exceptional opportunity in Acadia!



Built in 1961

## Essential Information

MLS® #	A2230697
Price	\$697,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8627 Athabasca Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1S2

## Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Bar, Built-in Features, Stone Counters
Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Lane, Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	44
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.