

# \$749,900 - 423 88 Avenue Se, Calgary

MLS® #A2226649

**\$749,900**

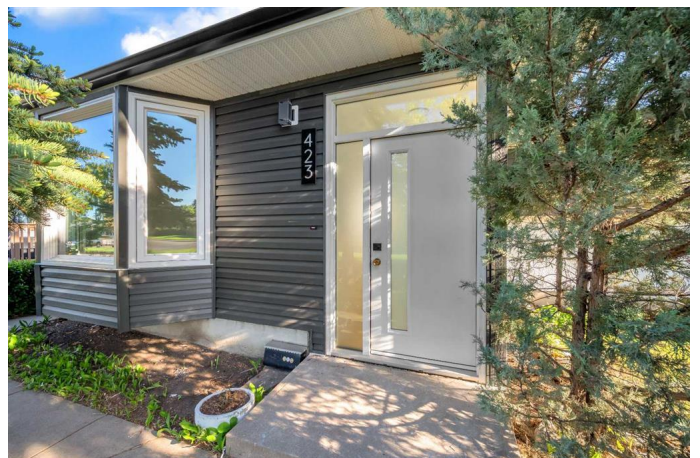
5 Bedroom, 3.00 Bathroom, 1,305 sqft  
Residential on 0.13 Acres

Acadia, Calgary, Alberta

5 BEDROOMS | DOUBLE GARAGE  
DETACHED | 2 BEDROOM LEGAL SUITE |  
SOUTH FACING BACKYARD | 2304 SQFT  
TOTAL LIVING SPACE | 5500 SQFT LOT  
SIZE | SEPERATE LAUNDRY UPSTAIRS  
AND BASEMENT | Welcome to this  
beautifully renovated bungalow located in the  
heart of Acadia, one of Calgary's most  
desirable and well-connected communities.  
Offering a total of 5 bedrooms, 2.5 bathrooms,  
a legal 2-bedroom basement suite, and a  
double detached garage, this home is the  
perfect blend of modern living, income  
potential, and outdoor serenity.

The main floor features a bright and open  
layout with luxury vinyl plank flooring  
throughout. The brand-new chef-inspired  
kitchen boasts quartz countertops, stainless  
steel appliances, and a large central island,  
creating a functional and stylish space ideal for  
cooking and entertaining. The adjoining living  
room is warm and inviting, complete with a  
tiled gas fireplace that adds a cozy touch to  
the home's contemporary design.

Three generously sized bedrooms on the main  
level include a spacious primary suite with its  
own 2-piece ensuite. The newly renovated full  
bathroom showcases elegant finishes and  
quartz counters, consistent with the  
home's modern aesthetic. Convenient  
laundry hookups are also available on the  
main floor for added flexibility.



The fully legal basement suite offers a fantastic opportunity for rental income or multi-generational living. With a separate entrance, this renovated space includes two large bedrooms, a stylish full bathroom, a sleek kitchen, and its own laundry connections. Updated flooring and finishes mirror the quality of the main level, offering a cohesive look and feel throughout the home.

Step outside and discover your very own backyard oasis—a true gardener's paradise. This expansive outdoor space features raised garden beds, a cherry tree, two apple trees, raspberry bushes, rhubarb plants, and a variety of perennials that bring beauty and color year after year. Whether you're growing your own produce or simply enjoying the peace and privacy, this backyard is a rare gem in the city. A double detached garage and ample green space complete the outdoor offering.

Situated in the mature and vibrant community of Acadia, this home is perfectly positioned near everything you need. Enjoy easy access to Macleod Trail, Blackfoot Trail, and the Heritage LRT station, making commuting a breeze. You're just minutes from major shopping destinations like Deerfoot Meadows, Southcentre Mall, and a wide variety of local shops, restaurants, schools, and parks.

Whether you're a family looking for space to grow, an investor searching for a turnkey rental opportunity, or someone who values the charm of a mature neighbourhood with modern upgrades, this home checks all the boxes.

Don't miss your chance to own this beautifully updated, move-in-ready bungalow with a legal suite and one of the most stunning backyards in the area.

Built in 1960

## Essential Information

MLS® #	A2226649
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,305
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	423 88 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1T9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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