

# \$650,000 - 459 Acadia Drive Se, Calgary

MLS® #A2226748

## \$650,000

3 Bedroom, 2.00 Bathroom, 1,018 sqft  
Residential on 0.16 Acres

Acadia, Calgary, Alberta

Well-maintained bungalow is ideally situated in the heart of Acadia, one of Calgary's most sought-after communities. Set on a massive 7,100+ sq ft corner lot, this property is a dream for developers, investors, or home buyers looking to create their ideal space.

The home features 3 bedrooms, 2 full bathrooms, central air conditioning, and a bright, functional layout. A rare find, the oversized double garage is complemented by an additional front carport, providing ample parking and storage. Whether you're looking to move in, renovate, or redevelop, this property offers unlimited potential in a prime location.

Enjoy the convenience of being close to shopping, restaurants, parks, and top-rated schools. Public transit is easily accessible, with multiple bus stops within walking distance and both Heritage and Southland C-Train stations nearby, making commuting simple and efficient. Quick access to Deerfoot Trail, Blackfoot Trail, and MacLeod Trail adds even more connectivity. Outdoor enthusiasts will love the abundance of nearby parks, playgrounds, and the popular Acadia Recreation Complex.

Built in 1962

## Essential Information



MLS® #	A2226748
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	459 Acadia Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J0A9

### Amenities

Parking Spaces	4
Parking	Carport, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Pantry, Wood Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	2
Zoning	H-GO

### **Listing Details**

Listing Office	eXp Realty
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