

# \$749,000 - 8516 Addison Drive Se, Calgary

---

MLS® #A2243089

## \$749,000

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

For more information, please click the "More Information" button.

Tucked away on a quiet tree-lined street within the thriving inner-city community of Acadia, welcome home to this charming, updated, bright and spacious bungalow. Inside you will find 3 bedrooms upstairs and 1 downstairs, 2 full bathrooms, 2 wood burning fireplaces, and fully developed basement. The kitchen features full height upper cabinets, a large island, stainless steel appliances, soft-close slide-out cupboards, and a quartz countertop. Main floor original hardwood floors. Stepping outside into the backyard, you will find a huge deck, space for RV parking, mature trees, and a heated and insulated double garage. Behind the lot is a paved driveway backing on to an expansive green space, seasonal ice rink and new park nearby. There are several parks and green spaces near the home, in addition to public, charter, and Catholic K-12 schools within walking distance. Deerfoot Meadows is a 2 minute drive and features an abundance of amenities and conveniences. You'll also find Calgary Farmer's Market within walking distance, Acadia Rec Centre, Trico Centre, and Fishcreek Library minutes away. The inner-city location of Acadia is centrally located near MacLeod, Southland, Blackfoot, Glenmore, and Deerfoot Trail making it incredibly easy to get anywhere in the city within 20 minutes.

Built in 1967



## Essential Information

MLS® #	A2243089
Price	\$749,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8516 Addison Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1P1

## Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Easy List Realty
----------------	------------------

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.