

564 Acadia Drive SE  
Calgary, Alberta

MLS # A2202560



**\$625,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting		

**Inclusions:** Sheds

Popular Acadia! This home is located in a great area ready for a RENO and some sweat equity. Large 50' lot with back alley access is a great 'bones' mid century home looking for a new owner. There is great potential in this 3+1 bedroom/2 full bath bungalow. The yard is private and is fully fenced. The garage is 24' x 24' and is heated and insulated (newer furnace). There is an entryway in the backyard that makes this home a candidate for possible suite development. With some new flooring and paint - this home can be transformed instantly. Location is excellent to transportation, shopping and schools.