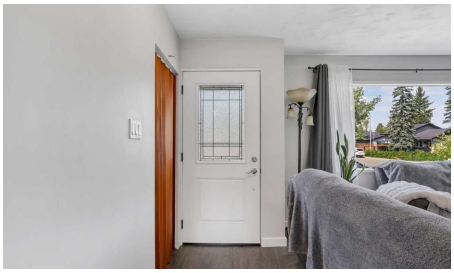
249 Acadia Drive SE

Calgary | Active | MLS® A2315708

$639,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1961**	**1,046.6 sq. ft.**

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Listed by RE/MAX First

A closer look

Welcome to 249 Acadia Drive SE - a beautifully maintained home situated on a desirable corner lot in one of Calgary's most established and family-friendly communities. With exceptional curb appeal, a brand-new front porch, and thoughtful updates throughout, this property offers comfort, functionality, and long-term value. Lovingly cared for both inside and out, this home features 4 bedrooms, 2 renovated bathrooms, and a fully finished basement with a separate rear entry, providing flexibility for families, guests, or future possibilities. From the moment you arrive, you'll appreciate the pride of ownership and the inviting charm of the expansive front veranda. Step inside to discover a bright and welcoming interior enhanced by durable luxury vinyl plank flooring throughout the main level and an abundance of natural light flowing in from the sunny south-facing backyard. The kitchen features white cabinetry, a pantry, a bay window overlooking the meticulously landscaped yard, and a new dishwasher. The main floor also offers a spacious dining area, comfortable living room, updated bathroom, and 3 bedrooms, including a primary bedroom with direct access to the rear deck. The basement was completely renovated to the studs in 2022 with permits and showcases extensive upgrades including a relocated high-efficiency furnace, all new ductwork, luxury vinyl plank flooring, a stunning modern bathroom, and a legal egress window in the large fourth bedroom. This lower level is bright, stylish, and thoughtfully designed with a spacious family room and dedicated laundry area. Outside, the beautifully maintained backyard creates the perfect setting to enjoy spring and summer evenings, while the gas line for the BBQ makes entertaining effortless. The double detached heated garage includes its own furnace, offering excellent year-round utility, while the shed also features a newer roof for added peace of mind. Additional upgrades over the years include central air conditioning installed in 2023, and a roof that is approximately 7 years old. Located within walking distance to schools, shopping, transit, and major roadways, this home combines convenience with exceptional pride of ownership.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2315708
Bedrooms	4
Bathrooms	2
Year Built	1961
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,046.6 sq. ft.
Main Level Finished Area:	1,046.6 sq. ft.
Below Grade Finished Area:	9,412.8 sq. ft.
Acreage:	No
Lot Area:	6,221 sq. ft.
Lot Frontage:	70'11"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1961 (Age: 65)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2303ID
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	Storage Shed
Restrictions:	None Known
Main Floor	Bedroom · 11'2" × 7'7" ·
Main Floor	Bedroom · 11'4" × 8'4" ·
Main Floor	Dining Room · 11'9" × 8'10" ·
Main Floor	Kitchen · 12'7" × 9'7" ·
Main Floor	Living Room · 17'11" × 13'6" ·
Main Floor	Bedroom - Primary · 12'6" × 12'2" ·
Basement	Bedroom · 12'9" × 9'10" ·
Basement	Laundry · 8'3" × 7'6" ·
Basement	Game Room · 25'4" × 19'8" ·

Basement	Furnace/Utility Room · 6'3" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Recessed Lighting
Exterior Features:	BBQ gas line, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Garden, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	H-GO
Listed Date:	May 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/249-acadia-drive-se-calgary-a2315708/

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