340 86 Avenue SE

Calgary | Active | MLS® A2350163

$756,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1960**	**1,253 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Everest Realty and Property Management Corp.

A closer look

Welcome to this charming 4-Bed, 2-Bath Bungalow in the well established community of Acadia. Offering nearly 2200 sf of developed living space, an oversized detached single garage, ample RV/Boat parking and fenced private backyard. Upon arrival, you will be amazed by the low-maintenance front landscaping. As entering you will be greeted by the sunny and bright south-facing living room, large windows bring the outdoor nature in. Your chef's kitchen is recently upgraded with freshly painted cabinets and newer appliance. Family area and Dinning area are featured by its Vaulted ceiling with cozy corner fireplace. Through the sliding door comes to the private deck where family and friends gather together and enjoy BBQ. Main bedroom and two guest bedrooms are all good size, all come with large windows and walk-in closets. A 4 pc Bath finishes the main level. The fully developed basement offers exceptional additional living space, including a large rec room, fourth bedroom, flexible office/multi-purpose room, and a stylish 3-piece bath with a walk-in shower. Complete with a separate entrance and legal egress windows, this level provides excellent functionality and future potential. Property is upgraded with New LED switchable Down/White lightings and professionally painted. Great location with steps to excellent schools, shopping, recreation centers. Minutes to tennis Centre, transit, banks and restaurants. Easy access to Blackfoot Trail, Macleod Trail , Deerfoot Trail... This turn-key Acadia gem is ready for you to call it home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350163
Bedrooms	4
Bathrooms	2
Year Built	1960
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:	1,253 sq. ft.
Main Level Finished Area:	1,253 sq. ft.
Below Grade Finished Area:	855.1 sq. ft.
Acreage:	No
Lot Area:	6,598 sq. ft.
Lot Frontage:	55'
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1960 (Age: 66)
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:	7174HS
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl

Cooling:	Wall/Window Unit(s)
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Garage Faces Front, RV Access/Parking, Single Garage Detached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 10' × 8' ·
Main Floor	Bedroom - Primary · 12' × 11'4" ·
Main Floor	Bedroom · 11'7" × 8'6" ·
Main Floor	Living Room · 18'3" × 17'5" ·
Main Floor	Kitchen With Eating Area · 13'5" × 11'3" ·
Main Floor	Entrance · 3'7" × 3'7" ·
Lower Level	Family Room · 23'10" × 10'8" ·
Lower Level	Bedroom · 9'9" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/340-86-avenue-se-calgary-a2350163/

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