404 Attica Drive SE

Calgary | Active | MLS® A2350899

$625,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1972**	**1,472 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

A rare find in Acadia! This spacious two-storey home offers over 2,100 sq. ft. of developed living space, FOUR bedrooms upstairs, air conditioning, and an impressive triple detached garage - all situated on a large corner lot backing onto school grounds with no rear neighbours.

The main floor features a bright, generous living room, spacious dining area, and an open kitchen with upgraded cabinetry, granite countertops, and newer stainless steel appliances. Upstairs you'll find four well-sized bedrooms, a 4-piece bathroom, and new carpet.

Numerous updates add comfort and peace of mind, including all new windows, a newer furnace and hot water tank, and a roof approximately 10 years old. The finished basement provides additional recreation and living space.

Outside, the oversized corner lot offers exceptional space and privacy, while the triple detached garage provides plenty of room for vehicles, storage, hobbies, or a workshop.

Steps from schools and playgrounds and conveniently located near shopping, amenities, transit, and major routes with quick access to downtown. A truly unique opportunity to own a four-bedroom, two-storey home on an exceptional lot in one of Calgary's most established communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350899
Bedrooms	4
Bathrooms	2
Year Built	1972
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:	2 Storey
Total Living Area:	1,472 sq. ft.
Main Level Finished Area:	768 sq. ft.
Upper Level Finished Area:	704 sq. ft.
Below Grade Finished Area:	699 sq. ft.
Acreage:	No
Lot Area:	6,888 sq. ft.
Lot Frontage:	70'2½"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1972 (Age: 54)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	1224LK
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range, Range Hood, Refrigerator, Satellite TV Dish, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 6'11" × 5'3" ·
Main Floor	Kitchen · 14'6" × 11'3" ·
Main Floor	Dining Room · 11'4" × 10'8" ·
Main Floor	Living Room · 12'8" × 8'1" ·
2nd Floor	Bedroom - Primary · 14'6" × 9'11" ·
2nd Floor	Bedroom · 10'10" × 10'8" ·
2nd Floor	Bedroom · 12'10" × 9'3" ·
2nd Floor	Bedroom · 10'10" × 10'8" ·
Lower Level	Game Room · 22' × 17'4" ·

Lower Level	Laundry · 21'8" × 12'2" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped, Level, No Neighbours Behind, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/404-attica-drive-se-calgary-a2350899/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.