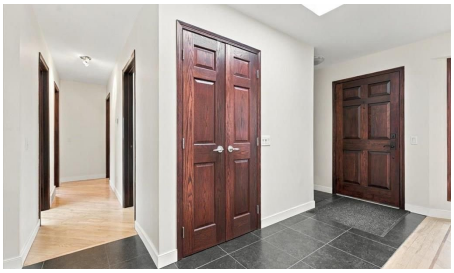
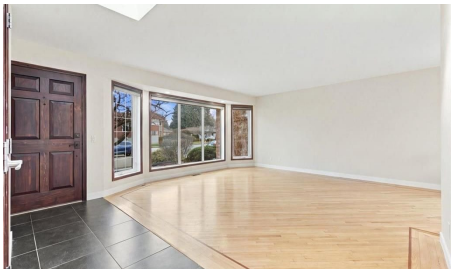
436 Attica Drive SE

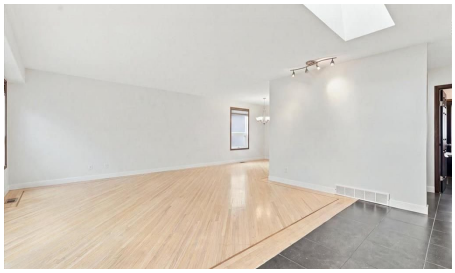
Calgary | Active | MLS® A2357313

$699,999









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1972**	**1,201.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Offering over 2,200 square feet of developed living space, this beautifully maintained bungalow is situated on an oversized, south-facing lot in the family-oriented community of Acadia and offers exceptional curb appeal, thoughtful upgrades and a modern feel that sets it apart from the typical homes of its era. The upgraded landscaping and attractive exterior presentation create a welcoming first impression. Inside, you are greeted by a beautiful Douglas fir front entrance door, opening into a bright, open-concept design featuring oversized windows, skylights, designer lighting and hardwood flooring throughout. The spacious primary bedroom offers garden doors leading outside and a walk-in closet, while the generously sized bathroom features a large skylight, convenient laundry area and a natural stone shower complete with body sprays. Additional bedrooms feature large south-facing windows, filling the home with natural light. The fully developed basement offers a self-contained illegal suite, complete with a full kitchen, separate laundry room and custom wood bar featuring glass racks and seating stools, providing excellent additional living space and flexibility.

The backyard is exceptionally well maintained and features a solid retaining-wall fence and a heavy-duty double wrought-iron gate providing convenient access for RV and boat parking. A true standout is the massive 39' x 23' heated, insulated and drywalled garage, complete with a 10-foot overhead door, 10-foot ceilings, built-in cabinetry and shelving, and a steel-rated fire door for added security. An additional 39' x 4' storage area and 8-foot garden shed offer even more functionality, with a concrete floor, lighting and extensive shelving, all accessible directly from the garage. With its oversized south-facing lot, versatile living accommodations, exceptional garage and storage capacity, and RV parking, this is a fantastic opportunity to own a distinctive bungalow in the established community of Acadia.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357313
Bedrooms	4
Bathrooms	2
Year Built	1972
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,201.8 sq. ft.
Main Level Finished Area:	1,201.8 sq. ft.
Below Grade Finished Area:	1,082.17 sq. ft.
Acreage:	No
Lot Area:	6,135 sq. ft.
Lot Frontage:	55'10"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	7
Year built:	1972 (Age: 54)
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:	1
Plan:	1224LK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Parking:	Quad or More Detached, Tandem
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Basement washer and dryer, basement refrigerator, basement stove, basement hood fan, basement dishwasher, garage heater, basement bar stools, concrete/stone patio furniture.
Restrictions:	None Known
Main Floor	Living Room · 15'6" × 15'3" ·
Main Floor	Kitchen · 12'9" × 8'2" ·
Main Floor	Dining Room · 12'9" × 9'4" ·
Main Floor	Bedroom - Primary · 12'8" × 12'6" ·
Main Floor	Walk-In Closet · 7'7" × 3'1" ·
Main Floor	Bedroom · 10'6" × 8'6" ·
Main Floor	Foyer · 6'5" × 6' ·
Main Floor	Bedroom · 10'6" × 8'6" ·
Lower Level	Family Room · 16'2" × 12'8" ·

Lower Level	Kitchen · 9'6" × 7' ·
Lower Level	Bedroom · 16'1" × 10'3" ·
Lower Level	Flex Space · 11'10" × 10'8" ·
Lower Level	Laundry · 12'11" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Open Floorplan, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Few Trees, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/436-attica-drive-se-calgary-a2357313/

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