450 Acadia Drive SE

Calgary | Active | MLS® A2357393

$439,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1963**	**1,121.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

NO CONDO FEES... FOUR BEDROOM Half Duplex located on a CORNER LOT in the well sought after community of Acadia. NEWER ROOF, FURNACE & HOT WATER TANK. Offering great access to all amenities including schools, public transit, restaurants, shopping, parks and a short drive to the downtown core.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357393
Bedrooms	4
Bathrooms	3
Year Built	1963
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,121.4 sq. ft.
Lot Area:	4,144 sq. ft.
Lot Frontage:	10'8"
Front Exposure:	West
Entry Level:	2
Levels:	Two
End Unit:	1 Common Wall

Total Rooms Above Grade:	5
Year built:	1963 (Age: 63)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	1042JK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Parquet
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Carport
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast

Community:	Acadia
Appliances:	Electric Stove, Refrigerator, Washer
Inclusions:	na
Restrictions:	None Known
Main Floor	Kitchen · 13'4" × 13'2" ·
Main Floor	Living Room · 16' × 13'6" ·
Main Floor	Bedroom - Primary · 13'5" × 10' ·
2nd Floor	Bedroom · 11' × 10' ·
2nd Floor	Bedroom · 10' × 8'10" ·
Basement	Den · 7'8" × 7'2" ·
Basement	Bedroom · 12'7" × 8'7" ·
Basement	Flex Space · 12'6" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, No Animal Home, No Smoking Home
Exterior Features:	Garden, Playground, Private Entrance, Private Yard, Storage
Patio And Porch Features:	None
Lot Features:	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Paved, Rectangular Lot, Yard Lights
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/450-acadia-drive-se-calgary-a2357393/

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

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

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