8303 Addison Drive SE

Calgary | Active | MLS® A2348399

$570,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1967**	**1,161.09 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Opportunity knocks in the heart of Acadia! Situated on an oversized corner lot, 8303 Addison Drive SE offers a unique combination of immediate rental potential and exciting future redevelopment possibilities. Currently operating as a long-term rental with family, the property can continue to provide holding income while you explore your plans for the site.

The corner location and generous lot provide excellent flexibility for a future builder, developer or investor looking to capitalize on Acadia’s ongoing evolution. The property offers the opportunity to explore redevelopment options, subject to City of Calgary approvals and applicable zoning and development regulations.

Located in the established and highly connected community of Acadia, residents enjoy an abundance of parks, playgrounds, schools and recreation facilities, including the Acadia Aquatic & Fitness Centre and Acadia Recreation Complex. The community also offers convenient access to shopping, restaurants and everyday amenities, with major transportation routes providing easy access throughout Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348399
Bedrooms	4
Bathrooms	2
Year Built	1967
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:	1,161.09 sq. ft.

Main Level Finished Area:	1,161.09 sq. ft.
Below Grade Finished Area:	1,066.66 sq. ft.
Acreage:	No
Lot Area:	6,307 sq. ft.
Lot Frontage:	56'2"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1967 (Age: 59)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	4969JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Mixed
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Concrete, Hardwood, Laminate
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Dryer, Electric Range, Refrigerator, Washer
Inclusions:	n/A
Restrictions:	None Known
Main Floor	Bedroom · 9'11" × 8'7" ·
Main Floor	Bedroom · 13'5" × 9' ·
Main Floor	Dining Room · 11'3" × 9' ·
Main Floor	Kitchen · 12'10" × 12'2" ·
Main Floor	Living Room · 21' × 12' ·
Main Floor	Bedroom - Primary · 13'5" × 11'7" ·
Basement	Bedroom · 11'3" × 10'9" ·
Basement	Game Room · 24'5" × 10'9" ·
Basement	Storage · 14'7" × 13'10" ·
Basement	Furnace/Utility Room · 27'2" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Other

Patio And Porch Features:	None
Lot Features:	Back Lane, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8303-addison-drive-se-calgary-a2348399/

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