

\$697,500 - 8627 Athabasca Street Se, Calgary

MLS® #A2230697

\$697,500

3 Bedroom, 2.00 Bathroom, 1,258 sqft

Residential on 0.15 Acres

Acadia, Calgary, Alberta

Price Reduced.

Welcome to this well-maintained bungalow located in the heart of Acadia. Situated on a desirable corner lot, this home offers a spacious and functional floor plan.

Step inside to a large, inviting living room that flows seamlessly into the updated kitchen, complete with modern finishes and ample cabinet space. At the back of the home, a bright sunroom provides the perfect spot to relax or entertain, overlooking the landscaped yard.

The primary bedroom is generously sized, offering a comfortable retreat with easy access to the main bath. The fully developed lower level features a massive recreation room, a full bar for entertaining, an additional bedroom, and even a sauna.

Outside, you'll appreciate the triple detached garage, exposed aggregate sidewalks, and a meticulously maintained yard. Additional upgrades include newer shingles and modernized kitchen finishes, making this home move-in ready. All of this in a mature, amenity-rich neighbourhood close to schools, parks, shopping, and transit.

Don't miss this exceptional opportunity in Acadia!



Built in 1961

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2230697 |
| Price | \$697,500 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,258 |
| Acres | 0.15 |
| Year Built | 1961 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 8627 Athabasca Street Se |
| Subdivision | Acadia |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2H1S2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Stone Counters |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane, Corner Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 17 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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