

# \$640,000 - 371 96 Avenue Se, Calgary

MLS® #A2195740

**\$640,000**

4 Bedroom, 2.00 Bathroom, 1,106 sqft  
Residential on 0.15 Acres

Acadia, Calgary, Alberta

Nestled in the heart of Acadia, this beautifully maintained 1106 SqFt single-family home is freshly painted and ready for new owners to call it home! Featuring three spacious bedrooms on the upper level and two full bathrooms, this home could be an incredible investment opportunity or a canvas for your renovation dreams. With a pie shaped corner lot boasting 6700 SqFt there is ample room to let your imagination run wild!

The fully finished and renovated basement is a true highlight, boasting oversized windows, a generously sized bedroom, and a stunningly renovated bathroom with a luxurious jetted hydrotherapy tub. Recent upgrades include newer windows throughout, plus a water tank and furnace that were done alongside the extensive basement upgrade.

Enjoy the convenience of a single attached garage with drive-through access, perfect for RV parking. Located just minutes from top-tier schools, parks, restaurants, and shopping, this home offers seamless access to Macleod Trail, Heritage Drive, and Southland Drive—making your commute an absolute dream wherever you need to be.

This is a rare opportunity to own a home in one of Calgary's most desirable neighborhoods. Book your showing today!

Built in 1962



## Essential Information

MLS® #	A2195740
Price	\$640,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,106
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	371 96 Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0G6

## Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Built-In Oven, Dishwasher, Range Hood, Refrigerator, Window Coverings, Electric Cooktop
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, See Remarks, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	21
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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