

# \$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, Refrigerator, Electric Stove, Microwave Hood Fan, 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 | Private Yard, Garden         |
| Lot Description   | Back Lane, Corner Lot, Treed |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco, Brick, Wood Siding   |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 28              |
| Zoning         | R-CG            |

## Listing Details

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

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