# \$699,900 - 8408 Addison Drive Se, Calgary

MLS® #A2210955

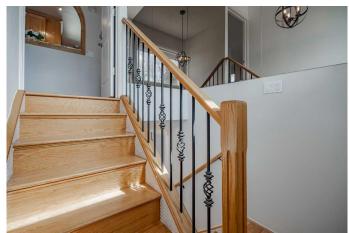
# \$699,900

4 Bedroom, 2.00 Bathroom, 1,074 sqft Residential on 0.13 Acres

Acadia, Calgary, Alberta

**BACKING ONTO GREENBELT | NEW** SHINGLES ON THE HOUSE | RV STORAGE | MINUTES AWAY FROM DEERFOOT MEADOWS Welcome to 8408 Addison Drive SE in the heart of Acadia! This gorgeous bi-level home features 4 total bedrooms, 2 full bathrooms, south facing backyard, renovated basement illegal suite (2024) (mortgage helper), central A/C, water softener, newer windows on the main, and a double detached garage! The main floor, spanning over 1070 sqft features hardwood floors throughout, a living room, dining room, wide-open kitchen with solid wood cabinets, granite countertops and stainless-steel appliances, beautiful arcway open kitchen to living room with breakfast bar, 3 well-appointed bedrooms and a full bathroom. A back deck with privacy panels (2023) completes the main, perfect for the mornings with a cup of coffee. The lower level is split into two sides with Vinyl plank flooring throughout, one serving as an additional living area / rec room for the family, while the other side features an illegal suite, oversized windows (doesn't even feel like a basement), one bedroom and a full bathroom. Off the back deck, you can access the private fenced yard, which includes a large storage shed, RV parking and the double detached garage! Brand new shingles on the house (2025), newer hot water tank(2024), 200 AMP electric panel (2023), newer smart LG washer & range microwave (2023). Acadia is known for its family-friendly appeal, and







ultimate convenience to the Deerfoot Meadows shopping district (IKEA, Costco, Wal-Mart, T&T, Best Buy, etc.), parks, playgrounds, schools and transit – located just on the other side of Blackfoot Trail! Behind the home is a stretch of green space off the paved back alley, perfect to serve as a dog-run, summer walks, and a community connector with privacy! Check out this property today. Note. New basement windows will be replaced by possession day.

#### Built in 1968

## **Essential Information**

MLS® # A2210955 Price \$699,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,074
Acres 0.13
Year Built 1968

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 8408 Addison Drive Se

Subdivision Acadia
City Calgary
County Calgary
Province Alberta
Postal Code T2H 1P1

# **Amenities**

Parking Spaces 3

Parking Double Garage Detached, RV Access/Parking

# of Garages 2

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Granite Counters

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings,

Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Private Entrance, Private Yard

Lot Description Back Lane, Front Yard, Paved

Roof Asphalt Shingle

Construction Metal Siding, Stucco, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 17th, 2025

Days on Market 4

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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