

\$725,000 - 356 84 Avenue Se, Calgary

MLS® #A2209382

\$725,000

3 Bedroom, 2.00 Bathroom, 928 sqft
Residential on 0.17 Acres

Acadia, Calgary, Alberta

Situated on a quiet street in the mature, tree-lined community of Acadia, this fully updated bungalow blends quality updates with unbeatable functionality. Right away, the standout features are the beautifully landscaped backyard and the rare offering of two double detached garages—one oversized at 24x22 and a newer 20x20 garage equipped with 220V power, ideal for a workshop or future projects. With all utilities converted to run underground, the lot remains wide open for any future development with no overhead lines to obstruct your plans. Inside, the main floor offers a bright, open-concept layout with hardwood flooring, a large picture window, and a renovated kitchen complete with quartz countertops, stainless steel appliances, and slow-close cabinetry. There are two bedrooms upstairs, including a spacious primary with direct access to a modern, refreshed bathroom. The fully finished basement adds even more usable space, featuring a large entertainment area, a third bedroom with an attached bonus room—perfect for a walk-in closet, office, or home gym—a 3-piece bathroom, and a separate laundry/mechanical room. Located just minutes from schools, parks, shopping, and transit, and only a 15-minute drive to downtown, this home checks all the boxes in a family-friendly neighbourhood full of character and convenience.

Built in 1961



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209382 |
| Price | \$725,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 928 |
| Acres | 0.17 |
| Year Built | 1961 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 356 84 Avenue Se |
| Subdivision | Acadia |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2H 1N4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Additional Parking, Alley Access, Double Garage Detached, Quad or More Detached |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

| | |
|-----------------|--------------------------|
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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