

# \$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 Driveâ€”making your commute an absolute dream wherever you need to be.

This is a rare opportunity to own a home in one of Calgaryâ€™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, Separate Entrance, See Remarks                                          |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, High Efficiency                                                             |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 2                                                                                       |
| Fireplaces        | Gas, Basement                                                                           |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full, Exterior Entry                                                          |

## 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 | 38               |
| Zoning         | R-CG             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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