$800,000 - 8704 6 Street Se, Calgary

MLS® #A2208407

$800,000

4 Bedroom, 3.00 Bathroom, 1,108 sqft
Residential on 0.12 Acres

Acadia, Calgary, Alberta

Parkside Perfection | Fully Renovated Bungalow on a Quiet Cul-de-Sac

Nestled beside a serene city park and expansive green spaceâ€"with a skating rink and playground just steps awayâ€"this stunning 2,150 sq. ft. bungalow offers a rare blend of natural beauty and modern luxury. Whether you're sipping your morning coffee on the west-facing front porch or watching the kids play in the park, this home delivers the perfect setting for family living.

Completely reimagined from the studs up, every inch of this home has been rebuilt with high-end, permitted renovations that prioritize both style and function. A brand-new garage and front porch enhance the curb appeal, while fully updated plumbing and electrical systems (including new copper wiring and PEX water lines) provide long-term peace of mind. A new high-efficiency furnace, 50-gallon hot water tank, and egress windows in the basement bedrooms round out the thoughtful upgrades.

Inside, the bright, open-concept layout invites effortless everyday living. The heart of the home is a chef-inspired kitchen with new cabinetry, quartz countertops, a spacious island, and premium stainless steel appliancesâ€"including a convection oven and a fridge with a built-in water dispenser. The dining area flows seamlessly to the inviting

front porch, while the cozy living room—anchored by a fireplace—offers tranquil views of the adjacent park.

With 4 bedrooms and 3 full bathrooms, this home is as functional as it is beautiful. The primary suite is a private retreat, boasting both a walk-in and a walk-through closet that leads to a luxurious 5-piece en-suite with a double shower, rainfall head, built-in bench, deep soaking tub, and dual vanity. A second main-floor bedroom is thoughtfully tucked away with a full bath just steps away.

The fully finished basement expands your living space with a generous family room, second fireplace, wet bar, and a games or study area—perfect for hosting or relaxing. Two additional bedrooms with egress windows and a full bath provide flexibility, while the dedicated laundry room adds extra storage and convenience.

This is more than a home—it's a lifestyle. Quiet cul-de-sac, direct park access, premium finishes, and turnkey condition. Don't miss this rare opportunity to own a fully renovated home in one of the most desirable settings around. Book your private showing today!

Built in 1973

Essential Information

MLS® #	A2208407
Price	$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,108
Acres	0.12
Year Built	1973
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8704 6 Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H2A8

Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Side, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Irregular Lot
Roof	Asphalt Shingle

| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

Date Listed	April 3rd, 2025
Days on Market	24
Zoning	R-CG

Listing Details

| Listing Office | RE/MAX First |