

# \$629,000 - 284 Acadia Drive Se, Calgary

MLS® #A2246525

**\$629,000**

4 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

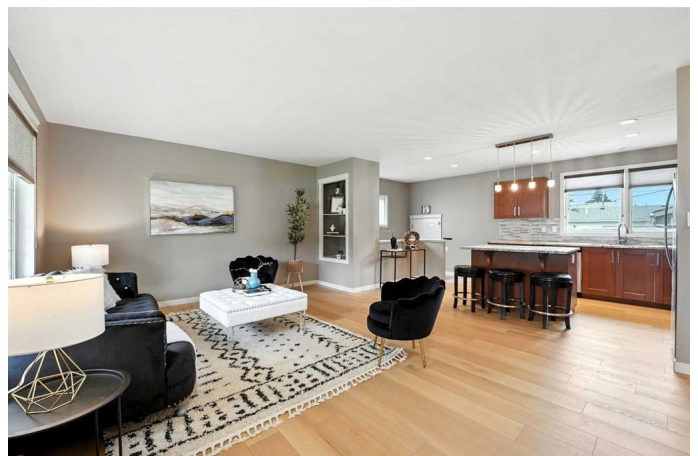
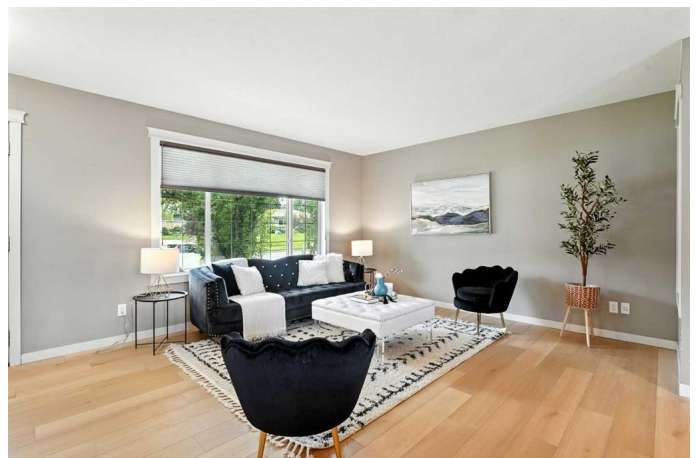
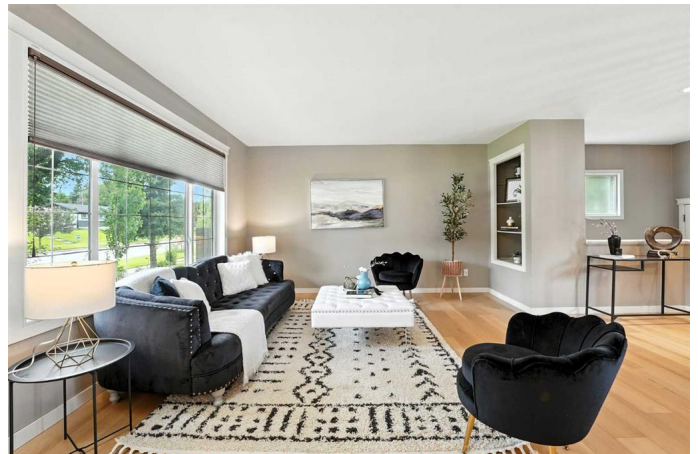
Welcome to 284 Acadia Drive SE – A Cozy Retreat in the Heart of Acadia.

Nestled on a tree-lined street in one of Calgary’s most beloved neighborhoods, this beautifully updated 4-bedroom bungalow offers the perfect blend of comfort, charm, and community. Whether you are just starting out or looking to downsize into something more manageable, this home is ready to welcome you with warmth and ease.

Step inside and feel immediately at home. The spacious main living area is filled with natural light, flowing effortlessly into the dining space and kitchen—a layout that invites connection, conversation, and everyday living. The brand new luxury vinyl plank flooring adds a modern touch while keeping things cozy underfoot.

The main floor features three inviting bedrooms and a beautifully finished 4-piece bathroom, thoughtfully laid out for both functionality and relaxation. Downstairs, the fully developed basement offers even more room to grow with a generous rec room, a fourth bedroom, a den, and a second full bathroom—perfect for guests, hobbies, or family movie nights.

Step outside to a private backyard sanctuary. Whether you are enjoying a quiet morning coffee or hosting a summer evening gathering, the patio space and oversized double garage



provide everything you need to enjoy your time at home, inside and out.

And just beyond your doorstep, you will discover why so many love calling Acadia home. Walk to top-rated schools, nearby parks, recreation centers, and the popular Calgary Farmersâ€™ Market South. With easy access to public transit, major roadways, shopping at Southcentre Mall, and local gems like Acadia Tennis Centre and Acadia Aquatic & Fitness Centre, convenience and community go hand in hand here.

Lovingly cared for and move-in ready, this is more than just a house—it is a place to settle in, grow roots, and feel truly at home.

Welcome to your next chapter in beautiful Acadia.

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246525    |
| Price          | \$629,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 973         |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 284 Acadia Drive Se |
| Subdivision | Acadia              |
| City        | Calgary             |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2J 0A7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Dry Bar, Granite Counters, Kitchen Island, Open Floorplan                  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                      |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Basement, Wood Burning                                                     |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Vinyl Siding, Wood Frame                                           |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 17               |
| Zoning         | H-GO             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.