

# \$659,900 - 249 Acadia Drive Se, Calgary

MLS® #A2256395

## \$659,900

4 Bedroom, 2.00 Bathroom, 1,049 sqft  
Residential on 0.14 Acres

Acadia, Calgary, Alberta

This location offers easy access to everything you need to live a happy life! This proud property has been lovingly and meticulously maintained both inside and out, and features updates that will save its new owner in maintenance costs in the years to come. Featuring 4 total bedrooms, 2 updated bathrooms, a fully finished basement with rear entry, this home offers plenty of space and versatility. From the clean and charming curb appeal to the expansive veranda, entering in this home is a delight. Stepping inside you will notice the bright and open feel with natural sunlight filtering through from the south facing yard. The kitchen is a great place to prepare meals thanks to the bay window overlooking the gorgeous backyard, the timeless white cabinets and notable is the brand new dishwasher just installed. This main floor offers a pantry, dining area, a good sized living room, an updated bathroom, and 3 bedrooms where the primary has a patio door leading to the back deck. Downstairs was completely renovated to the studs in 2022 (with permits) and features a high efficiency furnace with new duct work installed at time of renovation. This lower level is bright throughout and offers a large family room, a gorgeous modern bathroom, a large bedroom, and a dedicated laundry room. Out back you will come to love and enjoy the meticulously maintained yard providing a great place to spend your spring and summer months along with the warm days in the fall. The double detached heated garage



is perfect for storing your vehicles while the shed keeps the lawnmower and bikes safe from the elements. This home features Central Air conditioning, and is close walking distance to all levels of schooling, shopping, transit, and major roads. The good homes in Acadia don't last long on the market and this one will be no exception. Book a private tour with your favorite Realtor and see if this home is right for you.

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256395    |
| Price          | \$659,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,049       |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 249 Acadia Drive Se |
| Subdivision | Acadia              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2J 0A6             |

**Amenities**

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

## Interior

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

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                        |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Garden, Low Maintenance Landscape |
| Roof              | Asphalt                                                                        |
| Construction      | Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 58                   |
| 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.