

# \$674,900 - 8408 Addison Drive Se, Calgary

MLS® #A2233365

**\$674,900**

4 Bedroom, 2.00 Bathroom, 1,073 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

BACKING ONTO GREENBELT | NEW SHINGLES ON THE HOUSE | RV STORAGE | MINUTES AWAY FROM DEERFOOT MEADOWS Welcome to 8408 Addison Drive

SE in the heart of Acadia! This gorgeous bi-level home features 4 total bedrooms, 2 full bathrooms, south facing backyard, renovated basement illegal suite (2024) (mortgage helper), central A/C, water softener, newer windows on the main, and a double detached garage! The main floor, spanning over 1070 sqft features hardwood floors throughout, a living room, dining room, wide-open kitchen with solid wood cabinets, granite countertops and stainless-steel appliances, beautiful arcway open kitchen to living room with breakfast bar, 3 well-appointed bedrooms and a full bathroom. A back deck with privacy panels (2023) completes the main, perfect for the mornings with a cup of coffee. The lower level is split into two sides with Vinyl plank flooring throughout, one serving as an additional living area / rec room for the family, while the other side features an illegal suite, oversized windows (doesn't even feel like a basement), one bedroom and a full bathroom. Off the back deck, you can access the private fenced yard, which includes a large storage shed, RV parking and the double detached garage! Brand new shingles on the house (2025), new basement windows. newer hot water tank(2024), 200 AMP electric panel (2023), newer smart LG washer & range microwave (2023). Acadia is known for its



family-friendly appeal, and ultimate convenience to the Deerfoot Meadows shopping district (IKEA, Costco, Wal-Mart, T&T, Best Buy, etc.), parks, playgrounds, schools and transit “located just on the other side of Blackfoot Trail! Behind the home is a stretch of green space off the paved back alley, perfect to serve as a dog-run, summer walks, and a community connector with privacy! Check out this property today.

Built in 1968

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233365    |
| Price          | \$674,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,073       |
| Acres          | 0.13        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8408 Addison Drive Se |
| Subdivision | Acadia                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2H 1P1               |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters                                                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Front Yard, Paved             |
| Roof              | Asphalt Shingle                          |
| Construction      | Metal Siding, Stucco, Wood Siding        |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 44              |
| Zoning         | R-CG            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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