\$699,900 - 8408 Addison Drive Se, Calgary

MLS® #A2210955

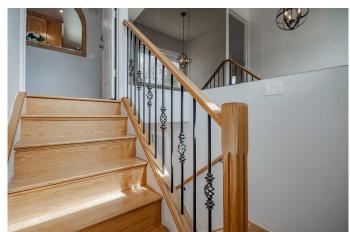
\$699,900

4 Bedroom, 2.00 Bathroom, 1,074 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® # A2210955 Price \$699,900

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,074 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, Window Coverings,

Water Softener

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 Stucco, Wood Siding, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2025

Days on Market 12

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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.