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

MLS® #A2210955

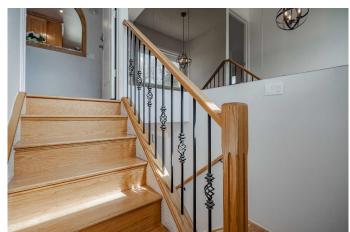
### \$699,900

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, 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 April 17th, 2025

Days on Market 17

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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