

\$699,900 - 436 Attica Drive Se, Calgary

MLS® #A2261622

\$699,900

4 Bedroom, 2.00 Bathroom, 1,176 sqft

Single Family on 0.14 Acres

Acadia, Calgary, Alberta

Get ready to fall in love with this beautifully updated bungalow in one of Calgary's most sought-after communities – Acadia! Perfectly blending classic charm with modern upgrades, this home is ready to impress homeowners and investors alike. Step inside and feel the warmth of custom hardwood flooring, a spacious living and dining area perfect for entertaining, and a bright, updated kitchen with a view that overlooks the backyard. The renovated main bathroom features a gorgeous tiled shower, and the convenience of main floor laundry. The primary bedroom is a true retreat – expanded for extra comfort, complete with a walk-in closet and patio doors that open directly to your private yard. Two other great sized bedrooms complete this level. The illegally suited basement is immaculate with a perfect design. With large windows, a spacious living/dining area, updated kitchen with breakfast bar, a large bedroom with double closets, and a second room (just needs a window to be a bedroom), there's room for everyone – or excellent income potential! Outside, the massive backyard offers room to relax, garden, or entertain. And if you're a car enthusiast or need serious workspace – you'll love the tandem 4-car garage complete with shop space, and a full-length shed for extra storage. Located steps from schools, parks, restaurants, shopping, and with quick access to Deerfoot, Blackfoot, Macleod Trail, and the C-Train – this location



is as unbeatable as the home itself. Whether you're looking for a forever home or a smart investment, this Acadia gem delivers. Book your showing today! (id:6289)

Built in 1972

Essential Information

Listing #	A2261622
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,176
Acres	0.14
Year Built	1972
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	436 Attica Drive Se
Subdivision	Acadia
City	Calgary
Province	Alberta
Postal Code	T2H1P6

Amenities

Features	Level
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Garburator, Hood Fan
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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