

\$775,000 - 776 Acadia Drive Se, Calgary

MLS® #A2232746

\$775,000

4 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.19 Acres

Maple Ridge, Calgary, Alberta

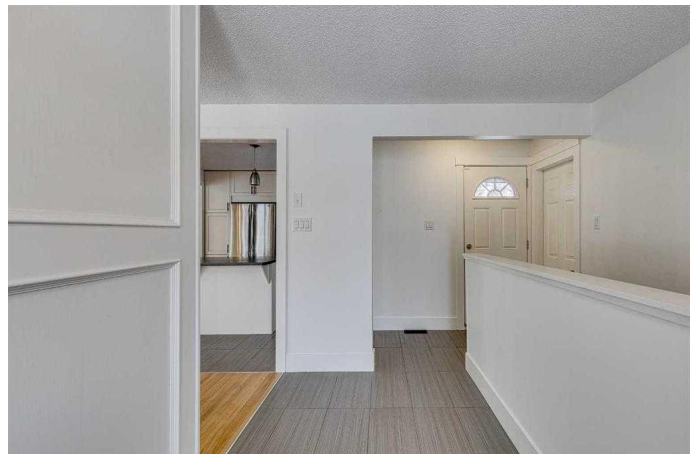
Welcome Home!

This beautifully renovated, turn-key home is packed with high-end finishes and sits directly across from a serene park. From the moment you step inside, youâ€™ll fall in love with the spacious living room featuring massive picture windows, a manicured front yard view, and a cozy marble-faced gas fireplace that fills the space with natural light and warmth.

The open dining area offers great sight lines into the updated kitchen, complete with stainless steel appliances, full-height shaker-style cabinets, laminate countertops, and an island with breakfast bar and extra storage.

Down the hall, the primary bedroom features bright windows and a private 2-piece ensuite. Two additional generously sized bedrooms offer deep closets and large windows. The main 4-piece bathroom has been refreshed with a modern shower/tub surround, laminate countertops, and a dual-flush toilet.

The fully finished lower level boasts an expansive family room with oversized windows and a beautiful stone-faced gas fireplace with a wood mantle. A convenient kitchenette with tile backsplash and sink adds flexibility, along with a large fourth bedroom and a completely renovated 4-piece bathroom. A separate den or flex area offers the option of a fifth bedroom or a great home office. The laundry/utility room



includes front-load appliances, ample storage, and a crawl space for additional organization.

Enjoy the oversized double attached garage, plenty of street parking, and a private backyard oasis featuring a patio, full fencing, and a storage shed.

Recent updates include double Eco Shield Plygem windows, a fully renovated kitchen and bathrooms, and fresh paint throughout.

All of this is just steps to schools, parks, Willow Park Golf & Country Club, Southcentre Mall, Trico Centre, Fish Creek Park, and major roadways for an easy commute.

This move-in-ready gem truly has it allâ€”schedule your showing today!

Built in 1967

Essential Information

MLS® #	A2232746
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	0.19
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	776 Acadia Drive Se
Subdivision	Maple Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0C5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Wet Bar, Wired for Data
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle, Tar/Gravel
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.