

# \$749,900 - 860 Archwood Road Se, Calgary

MLS® #A2258286

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Located on a quiet street in the established community of Acadia this 2+2 bedroom bungalow was completely renovated in 2019 & offers over 1900 sq ft of living space. The open & airy main level presents hardwood floors showcasing the living room anchored by a feature wall with electric fireplace & built-ins & kitchen that's tastefully finished with granite counter tops, island/eating bar, crisp white cabinets & stainless steel appliances, including an Electrolux fridge/freezer. The dining area provides ample space to host family & friends. There are also 2 good sized bedrooms & a 4 piece bath on the main level. Basement development includes a large media/recreation room complete with fireplace & wet bar " perfect for game or movie night. Two additional bedrooms & a 3 piece bath are the finishing touches to the basement. Other notable features include newer central air conditioning & large back yard with deck, majestic trees & access to the heated oversized double detached garage " ideal for the car enthusiast. The location is incredibly convenient, close to parks, schools, shopping, public transit & effortless access to Southland Drive, Blackfoot & Deerfoot Trails. Immediate possession is available!

Built in 1964

## Essential Information

MLS® #

A2258286



|                |             |
|----------------|-------------|
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,042       |
| Acres          | 0.13        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 860 Archwood Road Se |
| Subdivision | Acadia               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2J1C4               |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 2                                                           |
| Parking        | Double Garage Detached, Heated Garage, Oversized, Insulated |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Wet Bar                           |
| Appliances        | Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                             |
| Fireplaces        | Electric                                                                                                                      |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 37                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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