

# \$488,000 - 236 Acacia Drive Se, Airdrie

MLS® #A2266573

**\$488,000**

3 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.11 Acres

Airdrie Meadows, Airdrie, Alberta

**\*\*OPEN HOUSE - SUNDAY, Nov. 2 from 1-3PM\*\*** This one has that perfect Airdrie charm. A roomy two-storey on a mature lot in Airdrie Meadows, right across from the Muriel Clayton Middle School ball diamonds, you might even scout the next Blue Jay! Don't worry, it's far enough from the school chaos to keep things peaceful. Living Downtown Airdrie means being close to Shopping, Nose Creek Park and the stunning new Library. Inside, you'll find 1,710 square feet of comfortable living space. The main floor has a bright and sunny living room, a cozy eat-in kitchen, a half bath, and not one but two extra entrances, handy for busy families or guests coming and going. Upstairs are three bedrooms, including a primary suite with a walkthrough closet leading to its own half bath, plus a fully renovated main bathroom including Luxury Vinyl Tile and Granite Counters. The basement has a true vintage feel - think classic ~70s rumpus room with a beautiful brick fireplace, perfect for game nights or movie marathons. You'll also find laundry, a den, and plenty of storage space down there. Outside, the large, mature yard with gorgeous landscaping and double detached garage add both space and privacy - the kind of property that's getting harder to find in Airdrie. Other features include: Double Wide Extended Parking Pad out front, Shingles (2015), Hot Water Tank (2022), New Deck (2022), New Fence (2024), Double Car Heated Garage (2014)



Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266573    |
| Price          | \$488,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,354       |
| Acres          | 0.11        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 236 Acacia Drive Se |
| Subdivision | Airdrie Meadows     |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 1G4             |

## Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                                                                       |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)              |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |

|              |                                                      |
|--------------|------------------------------------------------------|
| Fireplaces   | Basement, Mantle, Masonry, See Remarks, Wood Burning |
| Has Basement | Yes                                                  |
| Basement     | Full                                                 |

## Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Yard                                                                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Native Plants, No Neighbours Behind, Private, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                                         |
| Construction      | Wood Siding                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 6                  |
| Zoning         | R1                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.