

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

MLS® #A2261622

**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.14 Acres

Acadia, Calgary, Alberta

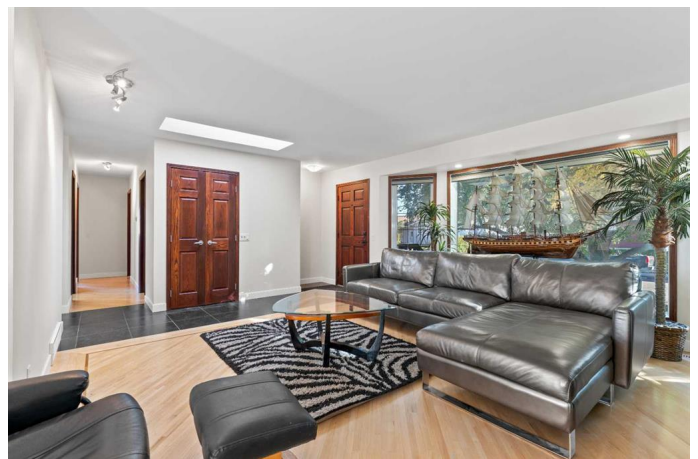
Get ready to fall in love with this beautifully updated bungalow in one of Calgary's most sought-after communities – Acadia! Perfectly blending classic charm with modern upgrades, this home is ready to impress homeowners and investors alike.

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!

Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261622    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,176       |
| Acres          | 0.14        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 436 Attica Drive Se |
| Subdivision | Acadia              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2H 1P6             |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Alley Access, Quad or More Detached |
| # of Garages   | 4                                   |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Skylight(s)                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Few Trees, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Stucco, Wood Frame                |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CG              |

## Listing Details

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

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.