

8423 Addison Drive SE
Calgary, Alberta

MLS # A2291359



\$719,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: 2 sheds, overhead heater in garage, 2 garage door openers

Great location on quiet street backing onto park and a outstanding well kept 1215 square foot bungalow with real hardwood floors throughout, 1 and 3/4 baths on the main floor. Features in the kitchen like granite counter pullout drawers full array of appliances bright west facing window overlooking the huge rear yard. The lower level features another bedroom with it own 3/4 bath a kitchenette with eating area and large family room. The double garage has a attached 21 ft X 15 ft workshop with a overhead furnace and 220 power.