

**427 96 Avenue SE**  
**Calgary, Alberta**

**MLS # A2310591**



**\$935,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 427 96 Ave. S.E. in the heart of Acadia. This isn't just a "refresh" or a "flip"—this is a down-to-the-studs rebuild of a classic, executed with a level of quality that genuinely moves the needle. From the moment you pull up, the curb appeal grabs your attention - brand-new stucco and stone make it crisp and clean, all new exposed aggregate concrete that goes from the front sidewalk, down the side, and into a private covered rear patio. Even the garage got the memo, featuring a resurfaced floor and a gas rough-in ready for your heater before next winter hits. Inside, and the "new house smell" is there. The main floor is anchored by rich hardwood and a wide open floor plan. The kitchen is the focal point, with high-gloss cabinetry, premium granite countertops, and a large island designed for those like to entertain. Upstairs, the primary suite is tremendous, featuring a walk-in closet and an ensuite that feels like a boutique hotel with its glass-enclosed shower, free-standing soaker tub, dual vanities, and in-floor heat. Down on the third level you'll find a dedicated bedroom and gym space with its own separate entrance from the backyard, making it an ideal setup for a home office or a long-term guest. The lower level provides a cozy family room (which easily doubles as a fourth bedroom) and a high-end laundry suite. The lower-level bath is just as detailed as the main and ensuite, where you'll find a custom steam shower and more in-floor heat, ensuring the basement feels just as premium as the rest of the house. With over 2000 square feet of total living space, a super sunny south backyard, and easy access in and out of the community, this one is a spectacular find. For more details and to see our 360 virtual tour, click the links below.