

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

**MLS # A2310591**



**\$995,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <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. A super sunny south backyard, and easy access in and out of the community make this one a spectacular find. For more details, and to see our 360 virtual tour, click the links below.