

**229 84 Avenue SE**  
**Calgary, Alberta**

**MLS # A2322113**



**\$564,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** Downstairs Mirrors, Both Closet Storage Systems Upstairs, Cabinet between Garage Doors (West Side), Wooden Built in Storage on South Wall of Garage, Garage Corner Cabinet

If you've been waiting for a home that doesn't need a single thing done to it, your wait is over. This meticulously maintained and beautifully updated duplex is the perfect opportunity for a first-time buyer, young professional, or couple looking to step into homeownership without the stress and expense of renovations. From the moment you arrive, you'll notice the pride of ownership throughout. Nearly every major component has been updated, making this home truly turn-key. Recent improvements include stunning kitchen and bathroom renovations, luxury vinyl plank flooring, updated trim, baseboards, lighting, fresh paint, new upstairs doors, custom closets, and new patio doors. The gorgeous kitchen features an oversized farmhouse sink and modern finishes that make the space both functional and stylish. Major mechanical updates provide peace of mind for years to come, including a furnace (2015), central air conditioning, roof (2014), soffit, fascia and eavestroughs (2021), newer fencing (2021), and insulated garage doors (2024). Stay cool and comfortable all summer long with the added luxury of A/C- an increasingly sought-after feature in Calgary homes. Outside, you'll fall in love with the beautifully landscaped, private south-facing backyard. Enjoy summer evenings on the maintenance-free Trex deck with convenient lockable under-deck storage. The oversized heated garage measures an impressive 28' x 28', features 220-volt power, and is complemented by a wide paved back lane- perfect for vehicles, storage, hobbies, or a workshop setup. Situated on a desirable corner lot, this home also offers large triple-pane windows that flood the interior with natural light while maximizing energy efficiency. Location is another standout feature. Enjoy quick access to Deerfoot Trail, Glenmore Trail, Macleod Trail, Deerfoot Meadows, shopping, restaurants,

fitness facilities, and countless everyday amenities. Commuters will love being within walking distance of the C-Train, making travel throughout the city simple and convenient. For young families planning ahead, the community is also home to several highly regarded schools, many with available enrollment opportunities- an increasingly valuable advantage in Calgary. Homes this updated, this well maintained, and this move-in ready rarely become available. Properties like this are the ones buyers regret missing. Book your showing today before someone else calls it home.