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8303 Addison Drive SE
Calgary, Alberta

MLS # A2348399

$570,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	**Age:**	1967 (59 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Concrete, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Mixed	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: n/A

Opportunity knocks in the heart of Acadia! Situated on an oversized corner lot, 8303 Addison Drive SE offers a unique combination of immediate rental potential and exciting future redevelopment possibilities. Currently operating as a long-term rental with family, the property can continue to provide holding income while you explore your plans for the site. The corner location and generous lot provide excellent flexibility for a future builder, developer or investor looking to capitalize on Acadia’s ongoing evolution. The property offers the opportunity to explore redevelopment options, subject to City of Calgary approvals and applicable zoning and development regulations. Located in the established and highly connected community of Acadia, residents enjoy an abundance of parks, playgrounds, schools and recreation facilities, including the Acadia Aquatic & Fitness Centre and Acadia Recreation Complex. The community also offers convenient access to shopping, restaurants and everyday amenities, with major transportation routes providing easy access throughout Calgary.

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