

8628 ATLAS Drive, Calgary T2H 1R3

MLS® #: **A2158435** Area: **Acadia** Listing **08/16/24** List Price: **\$739,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **5,500 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,078**
 Low Sqft:
 Ttl Sqft: **1,078**

DOM

33
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached,Garage Door Opener,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Playground,Private Yard**

Construction: **Cedar,Composite Siding,Stone,Stucco**
 Flooring: **Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,ENERGY STAR Qualified Refrigerator,Garage Control(s),Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 12`11"	Kitchen	Main	13`2" x 10`4"
Dining Room	Main	9`6" x 11`10"	Bedroom - Primary	Main	10`0" x 12`9"
Bedroom	Main	10`8" x 8`6"	Bedroom	Main	10`7" x 8`7"
Mud Room	Main	6`10" x 3`5"	Entrance	Main	6`0" x 9`0"
4pc Bathroom	Main	9`1" x 5`0"	Entrance	Main	3`3" x 6`0"
Family Room	Basement	10`7" x 11`8"	Kitchen With Eating Area	Basement	19`1" x 14`4"
Bedroom	Basement	11`5" x 10`7"	Bedroom	Basement	10`11" x 8`7"

**Flex Space
Laundry**

**Basement
Basement**

**4`11" x 9`8"
2`11" x 7`2"**

3pc Bathroom

Basement

7`2" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5476JK

Zoning:
R-C1

Remarks

Pub Rmks:

Stunningly Renovated Bungalow in Desirable Acadia! Welcome to this beautifully renovated bungalow, where no detail has been spared! Located in the heart of popular Acadia, this home features: Main Level: 3 spacious bedrooms including a luxurious primary suite. Kitchen: Brand new high-gloss HPL cabinets and gleaming quartz countertops. Living Areas: Vaulted ceilings with abundant pot lights, fresh knockdown ceilings, and new vinyl plank flooring. Bathrooms: Stylishly updated with a new 4-piece full bath on the main level and a 3-piece bath in the Legal Suite. Finishes: Fresh paint, modern wall décor, new doors, baseboards, casings, and lighting throughout. Appliances: All new, high-quality appliances included. The lower level features a separate entrance to a fully legal two-bedroom suite, complete with a kitchen, spacious family/dining room, and ample storage. Enjoy the outdoors with a large private yard, perfect for gardening and recreation. The expansive (21ft x 23ft) garage offers plenty of space, and the property is fully fenced for privacy. Conveniently located close to parks, schools, playgrounds, and shopping, this home is perfect for those looking to live up and rent down. Don't miss out on this opportunity to own a turn-key property in a sought-after neighborhood. Call today for your private viewing!

Inclusions:
Property Listed By:

**N/A
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













