



**371 96 Avenue, Calgary T2J 0G6**

MLS®#: **A2195740** Area: **Acadia** Listing Date: **03/14/25** List Price: **\$640,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 31-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1962**  
Lot Information  
 Lot Sz Ar: **6,716 sqft**  
 Lot Shape: **13.74m x 7.84m x 8.84m x 32.00 m x 4.93m x 4.93m x 31.62m**  
 Access:  
 Lot Feat: **Back Yard,Reverse Pie Shaped Lot,See Remarks**  
 Park Feat: **Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,106**  
 Low Sqft:  
 Ttl Sqft: **1,106**

DOM

**29**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **3**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Composite Siding,Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Kitchen Island,See Remarks,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 13`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 8`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`8"</b>	<b>Game Room</b>	<b>Basement</b>	<b>22`8" x 21`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>14`10" x 3`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 11`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 8`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`11" x 11`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`7" x 4`11"</b>
<b>5pc Bathroom</b>	<b>Basement</b>	<b>12`11" x 11`5"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**577JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Nestled in the heart of Acadia, this beautifully maintained 1106 SqFt single-family home is freshly painted and ready for new owners to call it home! Featuring three spacious bedrooms on the upper level and two full bathrooms, this home could be an incredible investment opportunity or a canvas for your renovation dreams. With a pie shaped corner lot boasting 6700 SqFt there is ample room to let your imagination run wild! The fully finished and renovated basement is a true highlight, boasting oversized windows, a generously sized bedroom, and a stunningly renovated bathroom with a luxurious jetted hydrotherapy tub. Recent upgrades include newer windows throughout, plus a water tank and furnace that were done alongside the extensive basement upgrade. Enjoy the convenience of a single attached garage with drive-through access, perfect for RV parking. Located just minutes from top-tier schools, parks, restaurants, and shopping, this home offers seamless access to Macleod Trail, Heritage Drive, and Southland Drive—making your commute an absolute dream wherever you need to be. This is a rare opportunity to own a home in one of Calgary's most desirable neighborhoods. Book your showing today!**

Inclusions: **Floating Island in Kitchen, TV Wall Mount,**  
Property Listed By: **Real Broker**

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





