

**820 Archwood Road SE
Calgary, Alberta**

MLS # A2245651



\$549,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: None

Welcome to 820 Archwood Road SE in the desirable community of Acadia. Framed by mature trees, this 3-bedroom bungalow sits on a 50 x 100 ft lot featuring an attached carport and an oversized double detached garage giving you plenty of space for vehicles, extra storage or a shop. As you enter the home, you'll notice the sun beaming through the south facing windows and the hardwood floors throughout the main living area. The spacious kitchen has updated flooring, a classic wall oven and good cabinet space. This traditional 1960's era bungalow has three good sized bedrooms and an expansive 5-piece bathroom. Moving to the basement, you will find a dedicated bar area beside a beautiful brick fireplace with plenty of space for an additional family room and/ or rec room. The basement is completed with a laundry room and 4-piece bathroom. This home features lots of outdoor space with a sunny south facing front porch, and an adequately sized backyard space even with your enormous double detached garage. This location gives you easy access to Southland Drive, Blackfoot Trail, Macleod Trail, and Deerfoot Trail but without the traffic noise. Calgary's famous Italian Centre Market and Deli less than a 5 minute drive away. RT Alderman School (K-9), and Lord Beaverbrook (10-12) both less than 5 minutes away. This property is perfectly situated and ready for the next owner to make it their own. Call you favourite Realtor today to book a showing!