

# \$788,800 - 1067 Acadia Drive Se, Calgary

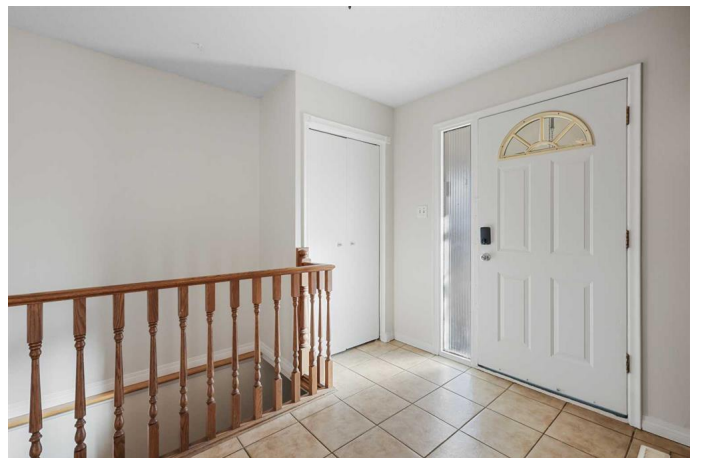
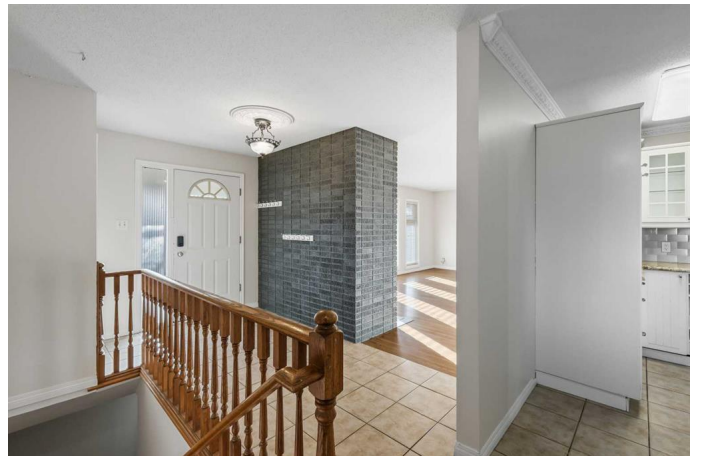
MLS® #A2203431

**\$788,800**

4 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.19 Acres

Lake Bonavista, Calgary, Alberta

\*\*\* OPEN HOUSE Sat 29 Mar 2025 2pm - 4pm\*\*\* Welcome to 1067 Acadia Drive SE, a charming and well-maintained 4-bedroom, 2.5-bathroom bungalow in the highly sought-after lake community of Lake Bonavista. Nestled on a quiet street, this home sits on a spacious pie-shaped lot, offering a large backyard, ample green space, and even an RV parking spot—perfect for outdoor enthusiasts or those who love to entertain. Step inside to discover a bright and freshly painted interior that exudes warmth and comfort. The foyer welcomes you into a spacious living and dining area, where large windows fill the space with natural light. A stone-faced fireplace adds a cozy touch, creating the perfect setting for relaxing evenings. The adjacent kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances and ample cabinetry. Down the hallway, you'll find two well-sized bedrooms, both sharing a 4-piece bathroom. The primary bedroom is complete with a 2-piece ensuite and views of the backyard. The fully finished basement is great for entertaining, featuring a spacious recreation room with a gas fireplace and built-in wet bar—a perfect spot for hosting guests or enjoying movie nights. The fourth bedroom is great for guests or a home office, and is conveniently located next to a 3-piece bathroom with a laundry area. The mechanical room area is also located in the basement, equipped with a newer furnace, hot water tank,



and central air conditioning to ensure year-round comfort. Outside, the backyard is a private oasis, offering plenty of space for gardening, barbecues, or simply unwinding in your own retreat. The double attached garage provides convenience, while recent exterior upgrades—including a newer roof and fresh exterior paint—enhance both durability and curb appeal. Located in the heart of Lake Bonavista, this home is just minutes from top-rated schools, shopping centers, parks, and the nearby recreation centre. Plus, as a resident of this exclusive lake community, you™ enjoy year-round access to Lake Bonavista. Perfect for a growing family. Exceptional value!

Built in 1969

### Essential Information

MLS® #	A2203431
Price	\$788,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1067 Acadia Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2J 0E4

### Amenities

Amenities Other  
Parking Spaces 2  
Parking Double Garage Attached, Driveway, Garage Door Opener  
# of Garages 1

### Interior

Interior Features Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Wet Bar  
Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings  
Heating High Efficiency, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Street Lighting, Triangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 21st, 2025  
Days on Market 9  
Zoning R-CG  
HOA Fees 368  
HOA Fees Freq. ANN

### Listing Details

Listing Office Greater Property Group

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