

# \$849,900 - 1099 Acadia Drive Se, Calgary

MLS® #A2253277

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.25 Acres

Lake Bonavista, Calgary, Alberta

**\*\* Please click on "Videos" for 3D tour \*\***

Welcome to a well-cared for bungalow on a massive lot with WEST facing back yard in very desirable "Lake Bonavista"! Amazing features include: 3 +1 bedrooms, over 2800 sq ft of developed space, insulated/oversized/heated double garage, large driveway, 4-piece en suite bathroom, big poured concrete back patio, large greenhouse (gas line installed), wood burning fireplace, real/original hardwood floors, lots of mature trees, newer roof (10-12 years old), alley access and much more! Location is a 10 out of 10 - very easy access to all major routes - Deerfoot/Stoney/Blackfoot Trails, enjoy all of the amenities Lake Bonavista has to offer - only 1 block away, skating arenas only 3 blocks away, all amenities 1 block away and all schools within walking distance! The "almost original owners" took great care of this home for over 54 years and now the potential is unlimited!

Built in 1969

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2253277  |
| Price      | \$849,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,444       |
| Acres          | 0.25        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1099 Acadia Drive Se |
| Subdivision | Lake Bonavista       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2J 0E4              |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Room |
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Attached, Heated Garage, Insulated                                                 |
| # of Garages   | 2                                                                                                |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | See Remarks                                                |
| Appliances        | Garage Control(s), Microwave Hood Fan, Range, Refrigerator |
| Heating           | Forced Air                                                 |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | Wood Burning                                               |
| Has Basement      | Yes                                                        |
| Basement          | Finished, Full                                             |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                      |
| Lot Description   | Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Concrete, Wood Frame, Composite Siding                          |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 19th, 2025  
Days on Market        3  
Zoning                    R-CG  
HOA Fees                410  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Landan Real Estate

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