

\$624,900 - 8516 Addison Drive Se, Calgary

MLS® #A2260594

\$624,900

4 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

***OPEN HOUSE SAT OCTOBER 11

BETWEEN 1-3PM*** Welcome to your new home in the heart of Acadia—a quiet, tree-lined community where large lots, mature landscaping, and friendly neighbours make every day feel special. Step inside this bright and open bungalow, measuring approx. 1,033 sq ft, and you’ll immediately notice the seamless flow of the main floor. The spacious living area, anchored by rich hardwood floors and a charming wood-burning fireplace, is designed for both comfort and entertaining. An open-concept kitchen with built-in organizers, stainless steel appliances, and soft-close drawers makes cooking a delight, while the adjoining dining and living spaces keep everyone connected. 3 bedrooms and a full 4pc bathroom, with dual vanities, complete the main level, offering both convenience and style. The fully finished basement extends the living space with a second wood-burning fireplace, creating a warm and inviting atmosphere for family gatherings or cozy nights in. A wet bar makes hosting easy, and for those seeking additional income potential, it can be converted to a kitchen (following City of Calgary guidelines). A newer washer and dryer set adds everyday practicality as well as a 3pc bathroom to complete this level. Out back, this home truly shines. A spacious deck with an included gazebo and covers, invites you to relax and enjoy Calgary’s sunny days, while the private backyard with paved alley access offers plenty of room for an RV



and extra parking, all with the bonus of no neighbours behind. The oversized double car garage has been updated with new garage door openers, garage tracks, reframed entry door, and a garage heater, ideal for vehicles, hobbies, or a home workshop. This home is perfectly positioned on a quiet, tree-lined street in Acadia, an established community known for its large lots, welcoming neighbours, and unbeatable access. Within minutes you can be on Deerfoot Trail, Blackfoot Trail, or Glenmore Trail, whether youâ€™re heading to the mountains, downtown, or exploring the nearby shops and restaurants. A rare combination of character, updates, and lifestyle, this home is ready to welcome its next chapter!

Built in 1967

Essential Information

MLS® #	A2260594
Price	\$624,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8516 Addison Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2H 1P1

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, Garage Faces Rear, Side By Side

of Garages 2

Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, Separate Entrance

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Living Room, Tile, Wood Burning, Decorative, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Gazebo, Interior Lot, Level, Low Maintenance Landscape, No Neighbours Behind, Paved

Roof Asphalt Shingle

Construction Mixed, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 1st, 2025

Days on Market 7

Zoning R-CG

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.