

# \$650,000 - 503 Athlone Road Se, Calgary

MLS® #A2252649

**\$650,000**

3 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Light-filled and inviting, this home showcases sought-after mid-century style, highlighted by soaring vaulted ceilings on the main level. Thoughtfully updated, it blends modern finishes with a functional, open design, and a total of 1452 square feet of developed living space.

The kitchen features ample cabinetry, a center island perfect for both entertaining and everyday use, and is complemented by pendant lighting. A custom chandelier accents the dining area, while the spacious living room enhances the open, airy atmosphere—creating a relaxing and inspiring space to call home.

Rear doors open to a freshly painted deck overlooking a massive south-facing backyard. Fully fenced and landscaped with mature trees, easy-care gardens, and bursts of sunflowers, it also includes an outdoor storage shed.

An oversized double detached garage offers abundant storage and a workbench, ideal for hobbies or projects.

Inside, the home includes 3 bedrooms and 2 full bathrooms, with beautiful hardwood floors on the main and a newly developed basement. The lower level features luxury vinyl plank flooring, a large recreation room, and stylish barn-style doors that create a flexible



semi-private spaceâ€”perfect as a guest suiteâ€”alongside a newly built full bathroom and downstairs laundry.

Set in the popular community of Acadia, residents enjoy tree-lined streets, excellent schools, and an active community association with year-round programs. With nearby parks, recreation centres, and convenient shopping and dining, Acadia offers a vibrant, family-friendly lifestyle in the heart of Calgary.

Built in 1963

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2252649      |
| Price          | \$650,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,027         |
| Acres          | 0.13          |
| Year Built     | 1963          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 503 Athlone Road Se |
| Subdivision | Acadia              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2H 1V8             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full                                                                                                     |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private, Garden, Street Lighting |
| Roof              | Asphalt                                                                        |
| Construction      | Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 63                |
| Zoning         | R-CG              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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