

**503 Athlone Road SE**  
**Calgary, Alberta**

**MLS # A2252649**



**\$650,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Acadia                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 3 Level Split                                                               |               |                   |
| <b>Size:</b>     | 1,027 sq.ft.                                                                | <b>Age:</b>   | 1963 (62 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                                      |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Street Light |               |                   |

|                    |                                                                                           |                   |      |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |      |

**Inclusions:** Storage shed

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 space—perfect as a guest suite—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.