

\$630,000 - 616 Aurora Place Se, Calgary

MLS® #A2196346

\$630,000

3 Bedroom, 2.00 Bathroom, 1,085 sqft
Residential on 0.13 Acres

Acadia, Calgary, Alberta

Open House Saturday March 15th noon-2pm.
Welcome to 616 Aurora Place SE in Acadia. Nestled on a quiet cul-de-sac with mature trees, this home offers modern upgrades, spacious living, and unbeatable access to amenities. This move-in ready Bungalow with 3 bedrooms and 2 bathrooms features many upgrades and boasts 1770 sq. ft. of developed space. This well-maintained home features refinished, solid oak flooring, upgraded light fixtures and a bright open concept living area. Kitchen has a new range, LG refrigerator, new extra-large window above sink and vinyl plank flooring. All bathrooms were tastefully renovated in 2023 along with new front and back doors, closet doors and central air conditioning. All bedrooms are equipped with blackout blinds and triple pane windows. The developed basement with newer, laminate flooring includes a large rec room featuring a tastefully designed wet bar and a 3-piece bathroom. The oversized laundry and additional extra large storage room include plenty of space for all your storage needs. Outdoors enjoy a large private backyard perfect for entertaining and family gatherings. The Detached double garage with a newer garage door has plenty of parking and storage with access from the back alley. Conveniently located near shopping, restaurants, parks, and top-rated schools. Quick access to Deerfoot Trail, Blackfoot Trail, MacLeod Trail, as well as Heritage and Southland C-Train stations, makes commuting easy. There are many



nearby parks, playgrounds and the fantastic Acadia Recreation Complex. A rare opportunity to own a move-in-ready home in one of Calgary's most sought-after communities. Don't miss your chance—schedule a showing today with your favourite realtor!

Built in 1962

Essential Information

MLS® #	A2196346
Price	\$630,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	616 Aurora Place Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1A2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Built-in Features, No Smoking Home, Bar
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None, Basement, Brick Facing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	2
Zoning	R-C1

Listing Details

Listing Office	eXp Realty
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