

404 Acacia Drive SE
Airdrie, Alberta

MLS # A2280365

\$559,000



Division:	Bayside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Wall Furnace	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: none

Renovated Home with Income Potential, Extensive Parking & Oversized Heated Garage This property offers a practical opportunity for investors or buyers seeking a live-up, rent-down setup. Recent renovations include laminate flooring and upgraded appliances, providing functional living spaces with modern updates. An oversized heated garage can accommodate up to three vehicles, complemented by ample additional parking and plenty of street parking, making this home ideal for households with multiple vehicles, tenants, or guests. A wood-burning fireplace adds character and warmth—an increasingly rare feature no longer commonly permitted in new construction. The basement includes an illegal suite with strong rental potential. Estimated rents are approximately \$1,400/month for the lower level and \$1,800/month for the upper level, offering solid income possibilities. Located within walking distance to playgrounds and schools, including Muriel Clayton Middle School and Atlas Learning Academy (K‐6). Close to everyday amenities such as London Drugs, the public library, Starbucks, and Staples for added convenience. A value-focused property with income potential, extensive parking, and a desirable location—well suited for investors or buyers looking to add value over time.