8603 Ashworth Road SE
Calgary, Alberta

MLS # A2281115

$664,900

Division:	Acadia
Type:	Residential/House
Style:	Bungalow

Size:	1,182 sq.ft.	**Age:**	1969 (57 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, St

Heating:	Fireplace(s), Forced Air		**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Aluminum Siding		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Skylight(s)			

Inclusions: Outdoor Sprinkler System, Movable Island, Outdoor Cameras (Disconnected)

This well-cared-for bungalow offers a welcoming layout and practical upgrades in a location that’s hard to beat. Step into a defined foyer with space for coats and shoes before moving up into a sun-filled living room, where large windows and original hardwood floors create a bright, comfortable space ideal for everyday living or entertaining. Down the hall are three bedrooms, including two generous secondary rooms with closets and great natural light, plus a full bathroom with a skylight, linoleum flooring, and convenient access from the hallway. The primary bedroom is set apart for privacy, featuring a ceiling fan, a 2-piece ensuite, and sliding doors that open directly to the backyard. The kitchen and dining area offer excellent functionality with ample cabinetry, a movable island for added prep space, full-size appliances including a wall oven and microwave, an electric cooktop, a nearly new dishwasher, and a recently replaced fridge. Sliding doors off the dining area lead to the deck, bringing in more light and making indoor-outdoor living easy. The fully finished basement expands your living space with a large recreation room, built-in storage, a cozy gas fireplace, and a Murphy bed for guests that tucks away when not in use. A combined utility and laundry room includes a newer washer, a 3-piece bathroom, and flexible space for storage or hobbies. Outside, the fully fenced backyard is thoughtfully landscaped with a deck, fire pit, stone pathways, underground sprinklers, and easy access to the oversized detached garage (22' by 23'5"). A paved alleyway provides convenience for garage access. As an additional perk, the garage roof was replaced just 2–3 years ago. Additional highlights include full-house air conditioning, recently cleaned carpets, tile and wood flooring where practical, and close proximity to public and charter schools, IKEA, Costco, and

everyday amenities. Located in Acadia, this home is part of a mature, tree-lined community known for its strong sense of neighbourhood, excellent access to transit and major routes, abundant parks, and a central Calgary location that makes commuting and daily errands quick and convenient.