

\$488,000 - 236 Acacia Drive Se, Airdrie

MLS® #A2266573

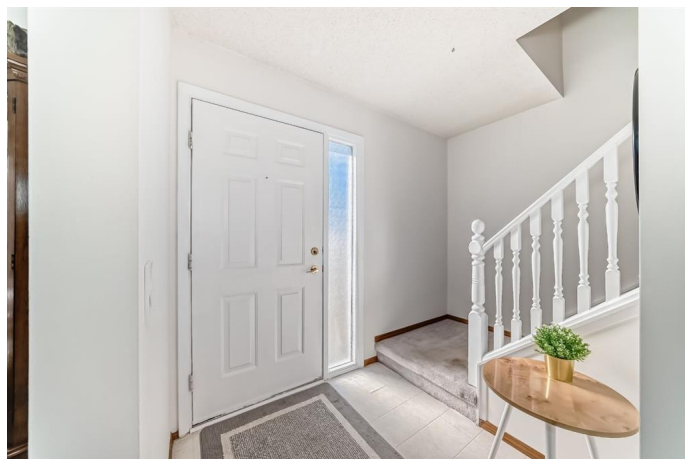
\$488,000

3 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.11 Acres

Airdrie Meadows, Airdrie, Alberta

****OPEN HOUSE - SUNDAY, Nov. 2 from 1-3PM**** This one has that perfect Airdrie charm. A roomy two-storey on a mature lot in Airdrie Meadows, right across from the Muriel Clayton Middle School ball diamonds, you might even scout the next Blue Jay! Don't worry, it's far enough from the school chaos to keep things peaceful. Living Downtown Airdrie means being close to Shopping, Nose Creek Park and the stunning new Library. Inside, you'll find 1,710 square feet of comfortable living space. The main floor has a bright and sunny living room, a cozy eat-in kitchen, a half bath, and not one but two extra entrances, handy for busy families or guests coming and going. Upstairs are three bedrooms, including a primary suite with a walkthrough closet leading to its own half bath, plus a fully renovated main bathroom including Luxury Vinyl Tile and Granite Counters. The basement has a true vintage feel - think classic ~70s rumpus room with a beautiful brick fireplace, perfect for game nights or movie marathons. You'll also find laundry, a den, and plenty of storage space down there. Outside, the large, mature yard with gorgeous landscaping and double detached garage add both space and privacy - the kind of property that's getting harder to find in Airdrie. Other features include: Double Wide Extended Parking Pad out front, Shingles (2015), Hot Water Tank (2022), New Deck (2022), New Fence (2024), Double Car Heated Garage (2014)



Built in 1978

Essential Information

MLS® #	A2266573
Price	\$488,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,354
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	236 Acacia Drive Se
Subdivision	Airdrie Meadows
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1G4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Basement, Mantle, Wood Burning, Masonry, See Remarks
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Private, Street Lighting, Treed, Native Plants
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	CIR Realty
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