

\$440,000 - 9304 Almond Crescent Se, Calgary

MLS® #A2086604

\$440,000

3 Bedroom, 2.00 Bathroom, 855 sqft

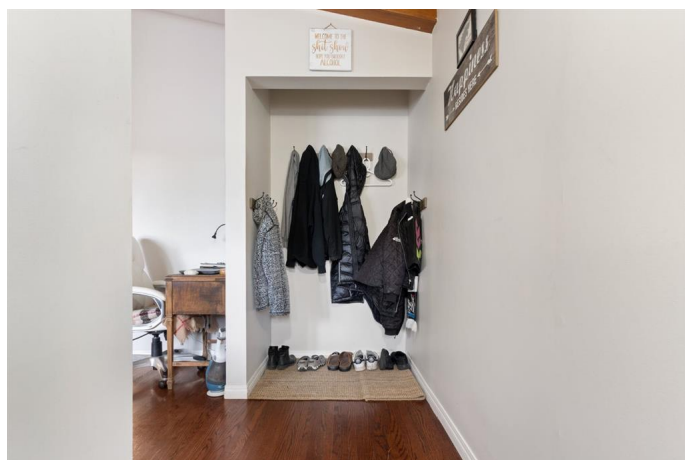
Residential on 0.08 Acres

Acadia, Calgary, Alberta

**** OPEN HOUSE SUNDAY, OCT 15th, 12-2:30 **** // Welcome to 9304 Almond Cres SE in the heart of Acadia. This beautiful semi-detached home is perfect for anyone or a family of any size. As you walk into the home, you are greeted by the large vaulted ceiling with original wood beams and hardwood floors in great condition. The spacious living room is perfect for entertaining, accompanied by the newer (2018) south-facing front window. Moving into the updated kitchen, you will love the large farmhouse sink, bright under-cabinet lighting, large ceiling fan, and newly painted cabinets with updated handles. Rounding out the main floor are two generously sized bedrooms and, last but not least, a newly renovated 4-pc bathroom that includes in-floor heating, a new shower with a large tub, a builder-grade toilet, and vanity. Entering the basement, you'll find a VERY large bedroom, a 3-pc bathroom, as well as an office/gym/flex room. Similar properties have suited the basement with the convenient separate / side entrance. As for the mechanics of the home, it has been very well taken care of and recently updated to include new PEX water lines, July 2023 HW tank, and a 2023 washing machine.

My favourite part about the proximity of this home is that you are within walking distance of 6 different schools, ranging from public to private to Catholic and from K-12.

Conveniently located between McLeod Tr & Blackfoot Tr, as well as Deerfoot Trail, only a



3-minute drive away. Give your favourite Realtor a call today to book a showing.

Built in 1962

Essential Information

MLS® #	A2086604
Price	\$440,000
Sold Price	\$460,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	855
Acres	0.08
Year Built	1962
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	9304 Almond Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J1B6

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Natural Woodwork, Separate Entrance, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 21st, 2023
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE MISSION REAL ESTATE
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