

\$839,999 - 9731 Austin Road Se, Calgary

MLS® #A2104307

\$839,999

4 Bedroom, 3.00 Bathroom, 1,220 sqft
Residential on 0.17 Acres

Acadia, Calgary, Alberta

Nestled on a tranquil street in Acadia, this exquisitely renovated bungalow unfolds on a spacious pie-shaped lot surrounded by enchanting mature trees, including a grand weeping birch, cedars, and encircling spruce, forming a peaceful park-like haven in the backyard.

Beyond its inviting exterior, the property showcases thoughtful enhancements, such as exterior pot lights that elevate its curb appeal. Inside, contemporary comforts abound, featuring accent under-cabinet and toe kick lighting, motion sensor lights in bathrooms and on stairs, and custom-framed mirrors. The bathrooms are adorned with 7" quartz backsplashes and elegant features like dual pivot doors for the frameless showers.

This home seamlessly combines style with functionality, boasting an oak staircase and handrail, built-in ceiling speakers wired to a dedicated storage room, and 72" linear fireplaces on both levels. The gourmet kitchen is a chef's delight, featuring oak cabinets with MDF doors, an 8-ft island equipped with a garbage pullout, waterfall design, and a convenient bar fridge. Completing the culinary space is a 36" Wolf stove with a pot filler and a commercial-grade hood fan insert.

Sunlight streams through a skylight in the kitchen, accentuating the hand-scraped white oak hardwood floors throughout. Smart



appliances, including a WiFi-connected fridge and hood fan, along with a smart thermostat, add a modern touch.

In addition to these features, the home now offers 4 bedrooms and 3 full bathrooms, ensuring ample space for family and guests. The property also includes a new furnace and hot water tank, with air conditioning roughed in. Noteworthy is the 10-ft gate, providing RV parking or trailer storage in the backyard. This meticulously updated bungalow epitomizes a perfect blend of comfort, style, and functionality for contemporary living in Acadia, Calgary.

Built in 1961

Essential Information

MLS® #	A2104307
Price	\$839,999
Sold Price	\$827,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,220
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9731 Austin Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0Z1

Amenities

Parking Spaces	4
Parking	Single Garage Detached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	February 27th, 2024
Days on Market	25
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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