

\$774,900 - 9716 3 Street Se, Calgary

MLS® #A2119576

\$774,900

4 Bedroom, 3.00 Bathroom, 1,121 sqft
Residential on 0.14 Acres

Acadia, Calgary, Alberta

LOCATION, LOCATION, LOCATION!

Welcome to this beautifully renovated, fully finished 4 level split in the sought-after community of Acadia! This home has everything you could ask for, starting with the open concept main level with vaulted ceilings, hardwood floors (main and upper level), spacious living room showered with natural light, the stunning kitchen with stainless appliances, subway tile backsplash, huge centre island that will quickly be the family gathering place, along with the good size dining room. The large kitchen window overlooks the backyard - easy to keep an eye on the kids. The main level is freshly painted. As you enter this home you feel the vibe of spaciousness, modern finishes, sleek style and a stylish and comfortable place to call home. A few steps up from the main level brings you to the 4 pce bath, two good-size bedrooms, and a large primary bedroom with a 2pce ensuite. Down a few steps from the main level brings you to a large family room with a brick-faced wood-burning fireplace. This level also has a bedroom/office/flex room with the 4th level offering another large room which is perfect for many uses: a gym, another family room/hobby room/teenage hangout—the choice is yours. Lots of storage here as well. This level also has a large laundry room and a 3-pce bathroom.

Acadia is a wonderful community that is safe, friendly, and has plenty of amenities nearby, including parks, schools, shopping centers,



and restaurants. Living in this great community means that youâ€™ll have access to everything you need, and youâ€™ll be surrounded by people who care about their neighborhood. This home is situated on a lot that is larger than average, giving plenty of room for outdoor activities and entertaining guests. And donâ€™t forget about the OVERSIZED double detached garage and back lane access. This lovely, renovated fully finished 4 level split is a spacious and comfortable home that offers plenty of room for families to grow and thrive. Nothing to do but move right in!

Built in 1962

Essential Information

MLS® #	A2119576
Price	\$774,900
Sold Price	\$765,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,121
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	9716 3 Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0X1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 19th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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