

\$639,900 - 9832 Athens Road Se, Calgary

MLS® #A2144715

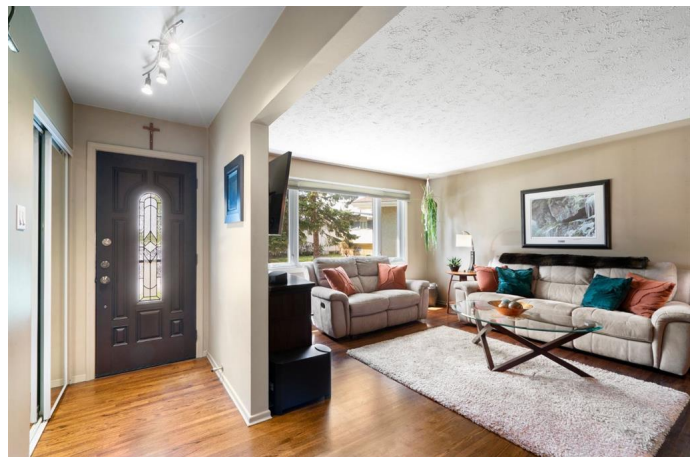
\$639,900

4 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.12 Acres

Acadia, Calgary, Alberta

Welcome to the desirable community of ACADIA! Situated on a generous pie lot, this well kept bungalow features over 2100 sq/ft of developed living space with 4 total bedrooms (one without egress window), 2 bathrooms, an east facing backyard with a west facing front deck! Driving up to the home you'll immediately notice the clean curb appeal, newer roof (2018) and large front deck (built in 2018). Greeted with hardwood floors and an open concept floor plan, you'll love the natural light through the newer windows (2018-2020), the spacious living room that's open to your dining room and updated kitchen with venal plank flooring, stainless steal appliances and granite countertops (2018). The main floor also holds the primary bedroom, two additional bedrooms and a 5 piece bathroom. Heading downstairs you'll love the PRIVATE SECOND ENTRANCE from the back that leads you right into the developed basement. The basement has been left open and is perfect for a play space, rec room, office or gym. The basement also holds a 4th large bedroom (non egress window), a 3 piece bathroom, laundry, a work shop, a storage room and your utility room with a 5 year old furnace and 4 year old hot water tank. Outside you'll be WOW'D with a large, peaceful pie lot to relax in at the end of the day, a huge parking pad (23 x 26) that can also be used at a future garage location, a shed and a paved alley. This home provides so many options and is a home you can buy with confidence, view it before it's gone!



Built in 1963

Essential Information

MLS® #	A2144715
Price	\$639,900
Sold Price	\$637,400
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.12
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9832 Athens Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J1B9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Landscaped, Level, Open Lot, Paved, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 12th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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