

\$675,000 - 9315 Almond Crescent Se, Calgary

MLS® #A2156191

\$675,000

4 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.14 Acres

Acadia, Calgary, Alberta

This gorgeous 4 bedroom bungalow has been beautifully renovated to create a space that is both modern and comfortable. Ideally located on an oversized lot within walking distance to schools, transit and parks. Lovely gardens both out front and in the sunny south backyard for tranquil outdoor spaces. Inside is a stylish sanctuary for any busy family. Hickey hardwood floors throughout the main level with LVP in the finished basement, custom woodwork, built-in ceiling speakers, central air conditioning and a central vacuum system are just a few of the high-end upgrades. The living and dining rooms are open to each other with a large picture window that streams in sunshine, perfect for entertaining and unwinding alike. Modernly updated, the kitchen is a chef's dream featuring quartz countertops, under-cabinet lighting, full-height cabinets and new stainless steel appliances including a gas stove. The bathroom has also been stunningly renovated with chic tile and top-end finishes. All 3 bedrooms on this level have clever built-in storage systems. The primary is spacious and bright with private access to the deck encouraging peaceful morning coffees and evening drinks before bed. This level has a convenient laundry chute and one of the bedrooms has an included Murphy bed for a versatile office/guest space. Gather in the rec room in the finished basement with plenty of room for movies and games nights while a charming gas fireplace adds a warm atmosphere. A 4th bedroom



(also with an integrated closet system) and another full bathroom are also on this level. The washer and dryer are brand new, only a month old! The expansive deck entices summer barbeques and time spent unwinding while the kids and pets play in the landscaped yard with sunny south exposure. Beautiful gardens and additional garden boxes are well kept adding to the peacefulness of this great outdoor space. The completely re-styled carport adds a SoCal vibe to the front exterior. This outstanding home has been thoroughly renovated and meticulously designed to incorporate everything on your wish list plus an unsurpassable Acadia location offering several great schools, an off-leash park, an aquatic and fitness centre and the always popular Acadia Recreation Complex with an indoor skating rink, curling and squash and racquetball courts. Mere moments away are the river, Chinook Mall, Deerfoot Meadows and a quick commute downtown!

Built in 1962

Essential Information

MLS® #	A2156191
Price	\$675,000
Sold Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9315 Almond Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1B7

Amenities

Parking Spaces	2
Parking	Carport, Covered, Driveway

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Quartz Counters, Recessed Lighting, Storage, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 18th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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