

\$549,900 - 9608 5 Street Se, Calgary

MLS® #A2159806

\$549,900

4 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

This practical 3-bedroom detached home in the highly desirable neighborhood of Acadia is the perfect long-term family residence. Situated in one of the best areas in the City to live, this property is waiting for a new owner to bring it back to its full potential with some TLC and a touch of renewal. The main floor boasts hardwood flooring and ceramic tile in the kitchen, which features an eat-in area with a patio door leading to a large sundeck - perfect for morning coffee. The lower level is mainly unfinished but offers great potential for additional living space, with a flex room that could serve as a 4th bedroom. Upgrades include newer shingles (approximately 5 years old) updated bedroom windows plus nearly \$20,000 spent on a new liner to the sewer line! The detached double garage provides parking for two vehicles and includes workbench areas, with the added bonus of a metal roof. Please note that this is an Estate Sale, so probate is pending and a new real property report has been ordered. Don't miss the chance to make this house your forever home in Acadia! Located across the street from the Acadia Elementary School.

Built in 1961

Essential Information

MLS® # A2159806

Price \$549,900



Sold Price	\$530,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.11
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9608 5 Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1K6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Workshop in Garage

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Central, Floor Furnace, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	August 28th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.