

\$579,500 - 9519 2 Street Se, Calgary

MLS® #A2167458

\$579,500

3 Bedroom, 1.00 Bathroom, 1,046 sqft
Residential on 0.11 Acres

Acadia, Calgary, Alberta

Lovingly owned by the same family for over 60 years, this home is the epitome of "good bones." Built in 1962 when the surrounding landscape was nothing but farmers' fields, this meticulously maintained bungalow showcases exceptional pride of ownership both inside and out. Major updates have already been completed—roof redone in 2017, new high-efficiency furnace in 2023, and a new hot water tank in 2018. Additionally, all doors and triple-pane windows have been replaced in the past two years, and gutter guards installed to minimize maintenance.

Inside, this home is a blank canvas waiting for your personal touch. The main level features three bedrooms and a full 4-piece bathroom. Original hardwood lies beneath the carpet in the living room, with exposed hardwood in the bedrooms and hallway. The eat-in kitchen is spacious and functional, offering a pantry and views of the composite deck and beautifully landscaped backyard. The primary bedroom, along with two additional bedrooms, completes the main floor.

The basement can be accessed from off the kitchen and has a separate entrance from the backyard leading to the generously sized living/family room with a built-in bar, perfect for entertaining. The large storage/laundry room could easily be converted into a fourth bedroom, and there's certainly enough space to add a fifth bedroom or a home office



or two if needed.

Located in a desirable community with mature trees, this home is close to schools, just 15 minutes from downtown, and near shopping, amenities, and the C-train. Donâ€™t miss this rare opportunity to own a well-maintained home with unlimited potential!

Built in 1962

Essential Information

MLS® #	A2167458
Price	\$579,500
Sold Price	\$550,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,046
Acres	0.11
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9519 2 Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0V8

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	Separate Entrance, Storage, Vinyl Windows, Bar
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Freezer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 1st, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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