

# \$599,900 - 9640 Alcott Road Se, Calgary

MLS® #A2168041

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Welcome to Your Dream Bungalow in Acadia! Step into this well-maintained 3-bedroom bungalow, where spacious living meets cozy charm! The bright main floor features a lovely living room, dining area, and kitchen—perfect for family gatherings and entertaining friends. The hardwood floors are immaculate. The bright kitchen has a view of the backyard. The fully developed basement adds even more value with an additional bedroom, a dedicated office, and a cozy family room complete with a gas fireplace—ideal for movie nights and family fun! This home has the convenience of 2 full bathrooms. The storage in the house is fantastic with a spacious laundry room. Head outside to your great backyard, where a deck overlooks a serene pond, creating your very own private oasis. Plus, the huge oversized double garage provides plenty of space for your vehicles and hobbies.

Located in one of Calgary's best neighbourhoods, this home is perfect for a young family. You'll love being within walking distance to elementary, junior, and senior high schools, along with nearby restaurants and shopping. With fantastic access to McLeod Trail and Deerfoot, everything you need is just minutes away. Don't miss your chance to make this bungalow your family's new home. Schedule your showing today and experience all that Acadia has to offer!

Built in 1962



## Essential Information

MLS® #	A2168041
Price	\$599,900
Sold Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	9640 Alcott Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0T8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached

## Interior

Interior Features	Bookcases, See Remarks, Natural Woodwork
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

**Additional Information**

Date Listed	September 26th, 2024
Date Sold	October 17th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX First
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