

\$584,900 - 9628 Alcott Road Se, Calgary

MLS® #A2177419

\$584,900

2 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Charming Bungalow with Excellent Curb Appeal in Acadia!

Welcome to this well-maintained bungalow, full of potential and situated on a quiet street in the highly sought-after community of Acadia. Original owners have cared for this no-smoking, no-pet home, making it a rare find in today's market. Step inside to discover a bright and open main floor, ideal for family gatherings and entertaining. The cozy living room with gas fireplace flows nicely into the dining area and kitchen, offering a comfortable space to create memories. This level boasts 2 spacious bedrooms, with the option to convert the dining room into a third bedroom if needed, a 3 pce bathroom with large walk-in shower. The kitchen, with a charming view of the backyard, is the perfect spot to start your day. The lower level presents a world of possibilities! This spacious area includes a large laundry/mechanical room with plenty of storage, a 3-piece bathroom, and rec room and flex space that are ready for your modern touch. The rear entry door is conveniently located at the top of the basement stairs, and could easily be transformed into a separate entrance, offering versatility for future projects. Enjoy a beautifully landscaped backyard complete with a large deck spanning the width of your house—ideal for relaxing evenings and family gatherings. Don't let the single garage fool you - This oversized single garage, spans over 500 sq ft, and offers ample room for parking and an amazing workshop. Great



location close to many amenities including schools, parks, restaurants, shopping, along with easy access to Deerfoot and MacLeod Trail. This home is a wonderful opportunity for anyone seeking comfort, convenience, and the charm of a well-loved property in Acadia. Don't miss out on making this bungalow your new home!

Built in 1962

Essential Information

MLS® #	A2177419
Price	\$584,900
Sold Price	\$570,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9628 Alcott Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0T8

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Built-in Features, Central Vacuum, Laminate Counters
Appliances	Dishwasher, Range Hood, Refrigerator, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas Log, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	December 11th, 2024
Days on Market	34
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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