

9831 Alcott Road SE
Calgary, Alberta

MLS # A2180638



\$599,888

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1962 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Level, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete, Slab

Utilities: -

Features: Ceiling Fan(s), Central Vacuum

Inclusions: N/A

Welcome Home to this delightful 4-bedroom, 2-bathroom bungalow nestled in the peaceful, family-friendly neighborhood of Acadia. With over 2,200 sqft of well-designed living space, including the full basement, this home offers the perfect blend of comfort, convenience, and potential for customization to meet your family's needs, or development for up / down separate residences. This home has all the original charm and characteristics including original hard wood floors, main floor gas fireplace, nicely appointed kitchen and updated 3-piece accessible bathroom. 3 full bedrooms and an eat in nook off the kitchen complete the main floor. Moving to the lower level, you will notice immediately that a second residence can be easily accommodated with the separate back entrance leading to the lower level. Here you will find a large family area, 4-piece bathroom, laundry facilities a bedroom, and a den that could easily become a 2nd bedroom with only the addition of a closet. So much potential to have live-in help, extended family or rental possibilities – the options are only restricted by your imagination! Heading outside, you find a peacefully fenced back yard with a huge ground-level deck. A large double detached garage complete with heating & 220v wiring already installed, will surely be the jewel for the handyman / mechanic of the family. Mature trees, paved alley access to the garage, and beautiful landscaping complement the many features of this home. Close to everything, this home truly has all you need just minutes away, including grocery stores, shopping, schools, parks, and more. Great for families who want to be near the best amenities. No worries about getting to work either with quick connections to the nearby LRT station, MacLeod Trail, Deerfoot Trail, and a short drive to highways making commuting a breeze. Whether you're looking for a cozy

family home or to invest in a property with great potential, this bungalow checks all the boxes. Don't miss out on this unique opportunity in one of the most sought-after areas. The seller's have just invested almost \$20,000 in repairs & upgrades including new paint on main floor (pictures to be updated ASAP), & new electrical panel including breakers, GFI, ARC & surge protection! Schedule a private showing today and make this house your next home!