



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9407 ALBANY Place, Calgary T2J 0Z9**

MLS® #: **A2142336**

Area: **Acadia**

Listing Date: **06/19/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1961**

Lot Information

Lot Sz Ar: **4,994 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,088**  
Low Sqft:  
Ttl Sqft: **1,088**

DOM

**13**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Stucco**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	7`0" x 8`0"	4pc Bathroom	Main	7`6" x 5`0"
Bedroom	Main	11`2" x 9`0"	Dining Room	Main	12`6" x 12`3"
Kitchen	Main	12`6" x 10`4"	Living Room	Main	10`7" x 12`6"
Bedroom - Primary	Main	13`7" x 12`6"	4pc Bathroom	Lower	7`3" x 7`8"

**Bedroom** Lower 10`8" x 12`11"  
**Game Room** Lower 22`0" x 14`6"  
**Furnace/Utility Room** Lower 10`7" x 15`0"

**Bedroom** Lower 10`7" x 12`10"  
**Other** Lower 15`3" x 9`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: 272JK

Zoning:  
R-C1

Remarks

Pub Rmks: **Live on one of the most beautiful cul-de-sacs in Acadia!! Welcome to this beautifully renovated four bedroom, three bathroom home. Enjoy your stunning open concept main floor with chef's kitchen, full of custom cabinetry, new stainless steel appliances, luxurious quartz countertops, and huge island with convenient breakfast bar seating. Adjacent to the kitchen is a large dining and living room with custom built-in features and electric fireplace for cozy nights. Retreat to your large primary bedroom with walk-in closet and beautiful en-suite, offering a private sanctuary. Another full bathroom and second bedroom round out the main level. Descending to the lower level, you will find two more bedrooms, a third four-piece bathroom, and an expansive recreation room for additional living space and entertaining, including a convenient beautiful wet bar. Other features of this home are luxury vinyl plank flooring, custom built-in coffee bar, triple-pane windows, new light fixtures, new window coverings, new paint, brand-new washer and dryer, custom feature wall, HIGH EFFICIENCY newer furnace, large newer hot water tank, and ample storage. Do not forget about the 22X24 DOUBLE DETACHED garage. This home has a true oasis WEST facing backyard with many flowers and shrubs, perennials, and an apple tree. Also enjoy the front deck AND back deck for morning and evening sun! Don't miss this extraordinary opportunity to own this stunning property. Schedule a showing today!!**

Inclusions: **Bar stools, open shelf/cabinet in hallway coffee bar built-in area**  
Property Listed By: **RE/MAX Landan Real Estate**

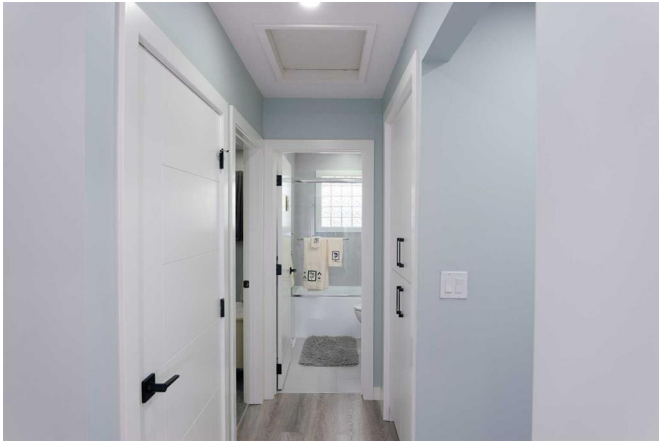
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















**9407 Albany Pl SE, Calgary, AB**

Main Floor Exterior Area 1035.47 sq ft  
Interior Area 1021.06 sq ft



PREPARED: 2024/06/19



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**9407 Albany Pl SE, Calgary, AB**

Basement (Below Grade) Interior Area 939.03 sq ft



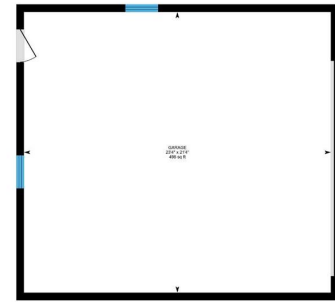
PREPARED: 2024/06/19



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**9407 Albany Pl SE, Calgary, AB**

Main Floor Excluded Area 497.74 sq ft



PREPARED: 2024/06/19



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