



THE A-TEAM

RE/MAX FIRST

9824 7 Street, Calgary T2J 2T6

MLS#: A2158477 Area: Acadia Listing: 08/16/24 List Price: \$600,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1963
Lot Information
Lot Sz Ar: 7,222 sqft
Lot Shape:

DOM

33
Layout
Beds: 3 (1 2)
Baths: 1.5 (1 1)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz:

Access:
Lot Feat: Back Lane, Back Yard, Pie Shaped Lot, Treed
Park Feat: Carport

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Garden, Private Yard

Construction: Wood Frame
Flooring: Carpet, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Ceiling Fan(s), Granite Counters, High Ceilings, Separate Entrance
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Kitchen, Office, Sunroom/Solarium, Bedroom, Game Room, Furnace/Utility Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Den, Living Room, Bedroom - Primary, 2pc Bathroom, Bedroom, Storage.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C1

Legal Desc:

1326JK

Remarks

Pub Rmks:

Welcome to Your Dream Renovation Opportunity in Acadia! If you're seeking the perfect canvas for your next project, this charming 1345 sqft bungalow in the heart of Acadia is calling your name. Nestled on a generous inner-city pie lot, this property offers unparalleled potential with its expansive dimensions—nearly 50 ft of frontage stretching to 127 ft deep, widening to an impressive 67 ft at the back. Imagine the possibilities! Step inside and be greeted by the high ceilings and open beam design, setting the stage for your creative vision. The unique solarium addition, complete with skylights, a cozy gas fireplace, and a tranquil fountain, invites you to craft an indoor oasis. With a separate side entrance leading to the basement, this home provides versatility for potential income opportunities or additional living space. The mature trees surrounding the property offer both privacy and a serene backdrop for your outdoor plans. Located in the sought-after community of Acadia, you'll enjoy convenient access to the scenic pathway system, the beautiful Bow River Valley, and the L.R.T. system along Macleod Trail—making city commuting a breeze. Don't miss this rare opportunity to transform this property into the home of your dreams in one of Calgary's most vibrant neighborhoods. Your vision, combined with this home's character and location, can create something truly special!

Inclusions:

N/A

Property Listed By:

Real Broker

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