



THE
A-TEAM

**RE/MAX
FIRST**

9836 ALCOTT Road, Calgary T2J 0T9

MLS®#: **A2168467**

Area: **Acadia**

Listing Date: **09/25/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 09-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**

Lot Information

Lot Sz Ar: **5,005 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,136**
Low Sqft:
Ttl Sqft: **1,136**

DOM

87
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,See Remarks**
Park Feat: **Alley Access,Single Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Kitchen Island,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`7" x 4`11"
Bedroom	Main	9`8" x 11`2"
Kitchen	Main	13`1" x 10`5"
Bedroom - Primary	Main	11`5" x 11`0"
Bedroom	Basement	11`9" x 8`9"
Laundry	Basement	13`3" x 17`11"

Room	Level	Dimensions
Bedroom	Main	12`10" x 8`7"
Dining Room	Main	9`3" x 11`10"
Living Room	Main	15`2" x 18`11"
3pc Bathroom	Basement	4`11" x 6`3"
Bedroom	Basement	13`2" x 8`8"
Game Room	Basement	21`4" x 29`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

577JK

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this stunning home in the highly sought-after community of Acadia! Situated on a 50 x 100 ft lot, this beautifully renovated property offers 2,210 sq ft of total living space, featuring 5 bedrooms and 2 full bathrooms. Upon entering, you are greeted by a spacious living area and dining room, perfect for entertaining. The open-concept kitchen is a true highlight, boasting new cabinets, quartz countertops, modern flooring, and sleek stainless steel appliances. Also on the main floor is a contemporary 3-piece bathroom and three generously sized bedrooms, each with ample closet space. The property includes a separate entrance to the basement. The fully developed basement adds even more versatility, with a large rec room, TV lounge, laundry room, full bathroom, and plenty of storage. It also features two spacious bedrooms with new egress windows. Completing this fantastic home is a single detached garage with alley access, providing additional storage and parking space. Enjoy the convenience of being close to schools, parks, walking trails, banks, shopping centers, public transit, restaurants, and gyms. Don't miss out—book your showing today!

Inclusions:
Property Listed By:

Hood Fan
eXp Realty

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









