



THE
A-TEAM

**RE/MAX
FIRST**

9835 5 Street, Calgary t2j1k8

MLS®#: **A2174217**

Area: **Acadia**

Listing Date: **10/22/24**

List Price: **\$629,900**

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:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,066**
Low Sqft:
Ttl Sqft: **1,066**

DOM

7

Layout

Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Unknown**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`7" x 5`0"
Bedroom	Main	8`7" x 10`10"
Kitchen	Main	8`7" x 9`4"
Bedroom - Primary	Main	11`4" x 10`11"
Bedroom	Basement	11`8" x 11`4"
Game Room	Basement	12`1" x 37`11"

Room	Level	Dimensions
Bedroom	Main	12`6" x 8`7"
Dining Room	Main	12`2" x 9`2"
Living Room	Main	13`7" x 15`0"
4pc Bathroom	Basement	7`7" x 5`0"
Laundry	Basement	12`4" x 6`1"
Furnace/Utility Room	Basement	12`0" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

185JK

Remarks

Pub Rmks:

Welcome to this truly well-kept detached home in one of Calgary's most sought-after neighbourhoods, Acadia. This charming house is located on a large 50 x 100 ft. lot, offers 2,027 sq. ft. of fully developed living space, and provides the perfect blend of modern renovation and classic allure. Step inside and discover a bright and welcoming interior featuring recent renovations throughout. The main floor is designed for comfort and convenience with a charming living room. The kitchen offers updated cabinetry and newer appliances that are perfect for the cooking enthusiast. There are 3 generously sized bedrooms, and a fully renovated 4-piece bathroom. The re-finished blond hardwood, newer paint, and baseboards add character and warmth to the space. Downstairs, discover a thoughtfully renovated basement offering versatility and space with newer carpet throughout. The large recreation area allows for family movie nights, a play zone for young ones, or a quiet workspace for remote professionals. It is complete with another bedroom, a modern 4-piece bathroom, and is equipped with the practical amenities of a laundry room, and storage. Outside, the west-facing backyard is a private retreat, shaded by mature trees, and is complete with an expansive wooden deck that is perfect for outdoor entertaining or quiet afternoons. A newer pressure-treated fence, installed in 2020, adds to the backyard's privacy. The oversized double detached garage measures 21x23 feet which allows for ample storage and parking. Updates to this home also include newer windows and doors, R50 attic insulation (2020), and 50-gallon hot water tank (2019), allowing this home to be as functional as it is beautiful. The house also features easy access with a paved back alley. Acadia is a family-friendly community known for its ideal location for those seeking convenience and connectivity. You are minutes from multiple recreational facilities, green spaces, and pathways. The community offers a long list of amenities, provides public transit, and has easy access to major transportation routes. Acadia is served by many reputable schools, and the Community Association plays a central role in enhancing the quality of life for residents. Schedule your private showing today and experience the perfect blend of comfort, style, and functionality.

Inclusions:
Property Listed By:

n/a
Chickadee Realty & Design

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









