



THE
A-TEAM

**RE/MAX
FIRST**

9628 ALCOTT Road, Calgary T2J 0T8

MLS®#: **A2177419**

Area: **Acadia**

Listing **11/07/24**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$15k, 14-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,040**
Low Sqft:
Ttl Sqft: **1,040**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
Park Feat: **Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	
Dining Room	Main	12`3" x 9`3"
Foyer	Main	12`3" x 3`11"
Living Room	Main	13`3" x 15`1"
3pc Bathroom	Basement	
Furnace/Utility Room	Basement	12`0" x 28`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`9" x 10`9"
Dining Room	Main	12`4" x 8`7"
Kitchen	Main	8`9" x 9`3"
Bedroom - Primary	Main	11`0" x 10`11"
Game Room	Basement	23`10" x 38`1"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **577JK**

Zoning: **R-CG**

Remarks

Pub Rmks: **Charming Bungalow with Excellent Curb Appeal in Acadia! Welcome to this well-maintained bungalow, full of potential and situated on a quiet street in the highly sought-after community of Acadia. Original owners have cared for this no-smoking, no-pet home, making it a rare find in today's market. Step inside to discover a bright and open main floor, ideal for family gatherings and entertaining. The cozy living room with gas fireplace flows nicely into the dining area and kitchen, offering a comfortable space to create memories. This level boasts 2 spacious bedrooms, with the option to convert the dining room into a third bedroom if needed, a 3 pce bathroom with large walk-in shower. The kitchen, with a charming view of the backyard, is the perfect spot to start your day. The lower level presents a world of possibilities! This spacious area includes a large laundry/mechanical room with plenty of storage, a 3-piece bathroom, and rec room and flex space that are ready for your modern touch. The rear entry door is conveniently located at the top of the basement stairs, and could easily be transformed into a separate entrance, offering versatility for future projects. Enjoy a beautifully landscaped backyard complete with a large deck spanning the width of your house—ideal for relaxing evenings and family gatherings. Don't let the single garage fool you - This oversized single garage, spans over 500 sq ft, and offers ample room for parking and an amazing workshop. Great location close to many amenities including schools, parks, restaurants, shopping, along with easy access to Deerfoot and MacLeod Trail. This home is a wonderful opportunity for anyone seeking comfort, convenience, and the charm of a well-loved property in Acadia. Don't miss out on making this bungalow your new home!**

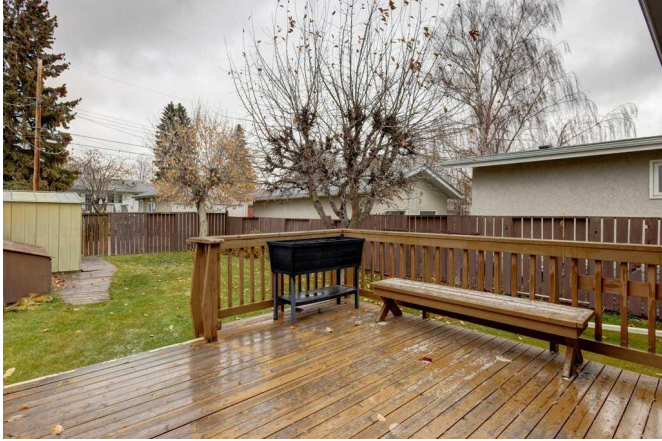
Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









9628 Alcott Rd SE, Calgary, AB

Main Floor Exterior Area 1440.59 sq ft
Interior Area 990.26 sq ft

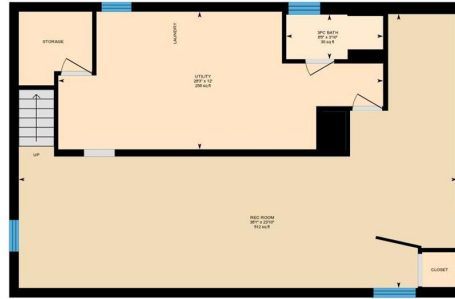


PREPARED: 2024/11/06

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.

9628 Alcott Rd SE, Calgary, AB

Basement (Below Grade) Exterior Area 1216.34 sq ft
Interior Area 910.31 sq ft

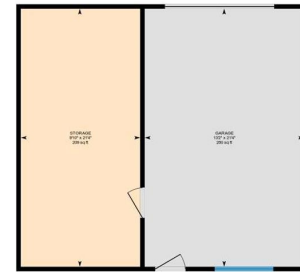


PREPARED: 2024/11/06

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Detached Garage Exterior Area 531.08 sq ft
Interior Area 497.25 sq ft



PREPARED: 2024/11/06

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