



THE
A-TEAM

**RE/MAX
FIRST**

9616 ALCOTT Road, Calgary T2J 0T8

MLS®#: **A2180246**

Area: **Acadia**

Listing **11/20/24**

List Price: **\$709,900**

Status: **Active**

County: **Calgary**

Change: **None**

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

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,No Smoking Home,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`2" x 8`2"
Bedroom - Primary	Main	13`7" x 19`7"
Living Room	Main	13`3" x 15`4"
4pc Bathroom	Main	8`8" x 4`11"
Bedroom	Suite	11`6" x 10`10"
Kitchen	Suite	11`4" x 13`8"
Laundry	Suite	8`10" x 15`10"

Room	Level	Dimensions
Kitchen	Main	8`8" x 10`3"
Bedroom	Main	8`8" x 10`10"
Foyer	Main	12`2" x 3`7"
Bedroom	Suite	11`4" x 9`11"
Living Room	Suite	14`4" x 18`7"
4pc Bathroom	Suite	7`7" x 8`9"
Storage	Suite	3`9" x 6`9"

Furnace/Utility Room

Suite

5`2" x 6`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

577JK

Remarks

Pub Rmks:

Beautifully updated, central air-conditioned bungalow offering a stunning renovated 2-bedroom illegal basement suite that offers exceptional rental income potential. Step into a bright and inviting front living room featuring a charming wood-burning fireplace framed by an upgraded porcelain hearth. The adjoining dining area is bathed in natural light from large windows, offering serene views of the expansive, fully enclosed backyard—a perfect private outdoor retreat. The thoughtfully designed kitchen showcases ample cabinetry, gleaming granite countertops, and premium stainless steel appliances, making it an ideal space for both cooking and entertaining. The oversized primary bedroom is a true highlight, offering wall-to-wall custom-built closets for ultimate storage. A second private bedroom, perfect as a guest room or home office, is complemented by the convenience of main floor laundry and a spacious, beautifully updated full bathroom. The ideal 2-bedroom illegal suite is the standout feature, perfect for investors or buyers seeking extra income potential. Accessed through a separate rear entrance, the bright and airy suite features a modern kitchen with centre island, adjacent to a cozy living room. Two generously-sized bedrooms, each with oversized legal egress windows, a large, well-appointed 4-piece bathroom, along with convenient laundry room and additional storage, complete this fantastic suite. The illegal suite offers year-round comfort with its own dedicated electric heating system, including a large temperature-controlled wall unit in the living area, a thermostat-controlled unit in the bathroom, and a third unit in the laundry room; with upgraded R14 insulation in the exterior walls and R30 in the ceiling, this space ensures optimal comfort in any season. Exceptional Upgrades Include: Garage Shingles (2024), Home Shingles (2021), Fence (2024), Soffits, and Downspouts with Gutter Guards (2021) Stucco and Exterior Brick (2024) Aluminum Siding on the Chimney Chase (2024) Triple-Pane Windows (2016), Furnace (2017), Hot Water Tank - 60 Gallons (2017), Air Conditioner (2017) regularly serviced for optimal performance., Garage Electrical Panel (2021) with rough-ins for a garage heater and hot tub.. Kitchen Appliances (Less than 3 years old) The rear exterior of this home highlights an oversized insulated detached double garage, a private outdoor entertaining sanctuary and fire pit area with a freshly stained rear deck with convenient natural gas hookup—ideal for outdoor entertaining. The impressive curb appeal is stunning with a fresh new landscaped yard showcasing brand new paving stones, decorative river rock and wood trim pathway with new decorative mulch, Gemstone lighting adds a touch of elegance and sophistication all year round to this beautiful home. Call today to view! TV wall mount in upper living room. Lower Suite Appliances :Fridge, Stove, Hood Fan, Washer, Dryer

RE/MAX Landan Real Estate

Inclusions:

Property Listed By:

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











