



THE
A-TEAM

**RE/MAX
FIRST**

9831 ALCOTT Road, Calgary T2J 0V2

MLS®#: **A2180638**

Area: **Acadia**

Listing Date: **11/22/24**

List Price: **\$599,888**

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: **5,349 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	48`2" x 51`11"
Dining Room	Main	30`4" x 39`8"
Bedroom	Main	41`10" x 28`2"
3pc Bathroom	Main	32`0" x 16`5"
Bedroom	Lower	38`10" x 33`1"
Laundry	Lower	25`8" x 26`6"
Storage	Lower	25`8" x 20`9"

Room	Level	Dimensions
Eat in Kitchen	Main	43`6" x 33`8"
Bedroom - Primary	Main	37`9" x 36`4"
Bedroom	Main	36`4" x 32`0"
Game Room	Lower	45`1" x 90`6"
Office	Lower	42`8" x 28`9"
Furnace/Utility Room	Lower	43`9" x 30`7"
4pc Bathroom	Lower	25`5" x 16`2"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

577JK

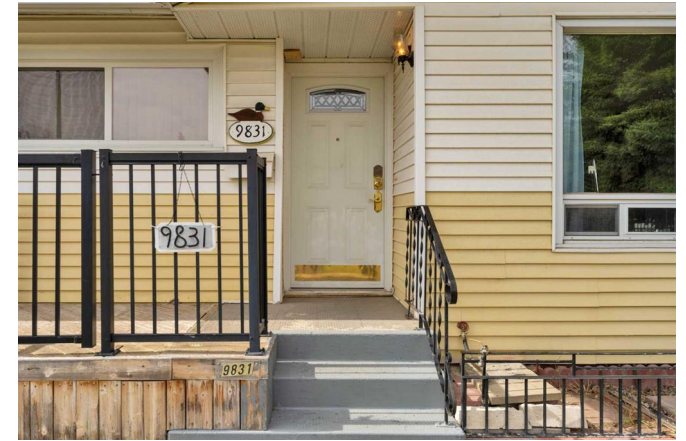
Remarks

Pub Rmks: **Welcome Home to this delightful 4-bedroom, 2-bathroom bungalow nestled in the peaceful, family-friendly neighborhood of Acadia. With over 2,200 sqft of well-designed living space, including the full basement, this home offers the perfect blend of comfort, convenience, and potential for customization to meet your family's needs, or development for up / down separate residences. This home has all the original charm and characteristics including original hard wood floors, main floor gas fireplace, nicely appointed kitchen and updated 3-piece accessible bathroom. 3 full bedrooms and an eat in nook off the kitchen complete the main floor. Moving to the lower level, you will notice immediately that a second residence can be easily accommodated with the separate back entrance leading to the lower level. Here you will find a large family area, 4-piece bathroom, laundry facilities, a bedroom, and a den that could easily become a 2nd bedroom with only the addition of a closet. So much potential to have live-in help, extended family or rental possibilities - the options are only restricted by your imagination! Heading outside, you find a peacefully fenced back yard with a huge ground-level deck. A large double detached garage complete with heating & an existing 60A / 220v panel capable of supporting an EV charge station will surely be the jewel for the handyman / mechanic of the family. Mature trees, paved alley access to the garage, and beautiful landscaping complement the many features of this home. Close to everything, this home truly has all you need just minutes away, including grocery stores, shopping, schools, parks, and more. Great for families who want to be near the best amenities. No worries about getting to work either with quick connections to the nearby LRT station, MacLeod Trail, Deerfoot Trail, and a short drive to highways making commuting a breeze. Whether you're looking for a cozy family home or to invest in a property with great potential, this bungalow checks all the boxes. Don't miss out on this unique opportunity in one of the most sought-after areas. The sellers have just invested almost \$20,000 in repairs & upgrades including new paint on main floor (pictures to be updated ASAP), & new electrical panel including breakers, GFI, ARC & surge protection! Schedule a private showing today and make this house your next home!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Complete Realty**

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





9831 Alcott Rd SE, Calgary, AB

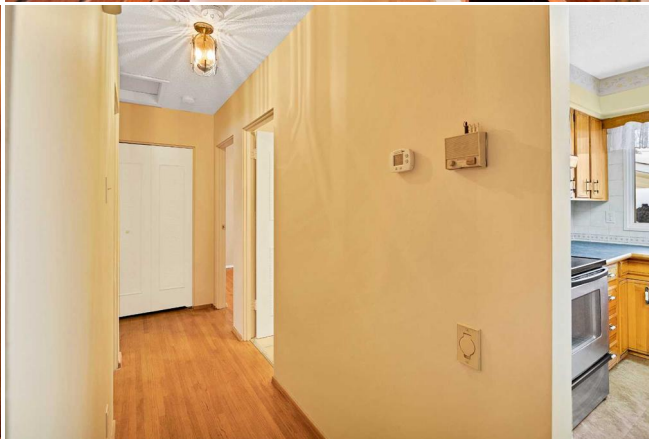
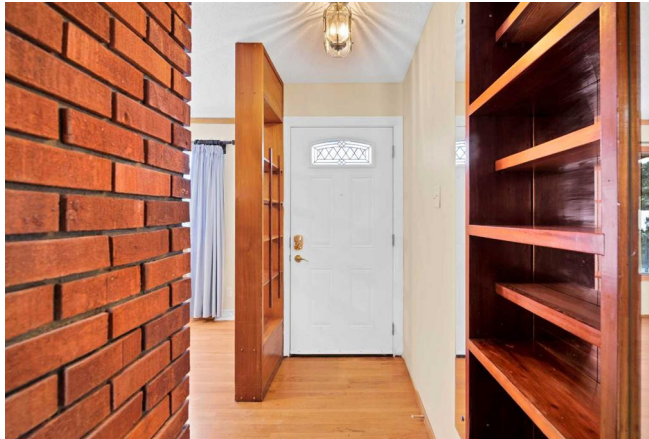
Main Floor Exterior Area 1124.18 sq ft
Interior Area 1050.67 sq ft



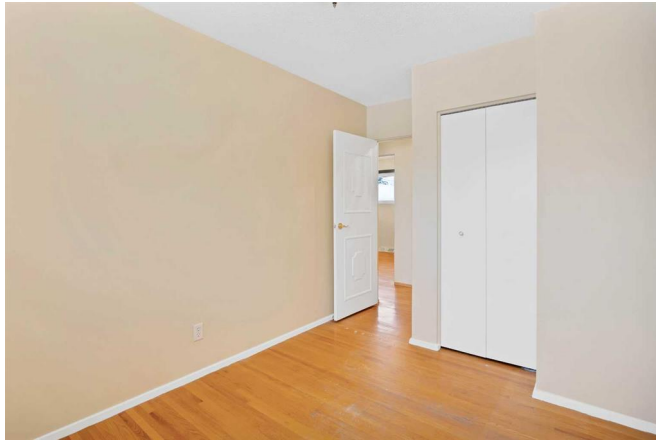
0 3 6 ft

PREPARED: 2024/05/11

While reports are excluded from this floor area in GLIDE, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







9831 Alcott Rd SE, Calgary, AB

Basement (Below Grade) Exterior Area 1110.98 sq ft
Interior Area 933.65 sq ft



PREPARED: 2024/05/11

Walls represent an excluded floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

