



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9819 2 Street, Calgary T2J 0W3**

MLS®#: **A2185179**

Area: **Acadia**

Listing Date: **01/22/25**

List Price: **\$899,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,424**

Low Sqft:

Ttl Sqft: **1,424**

Lot Information

Lot Sz Ar: **5,048 sqft**

Lot Shape:

DOM

**10**

Layout

Beds: **5 (3 2 )**

Baths: **5.0 (5 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Vinyl Siding,Wood Siding**

Flooring:

**Carpet,Ceramic Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**

Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Skylight(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 5`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 8`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 12`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 11`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 13`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`3" x 9`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`0" x 14`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 13`7"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`11" x 10`8"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>8`7" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`9" x 5`0"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`7" x 6`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 10`4"</b>

**Bedroom - Primary  
Furnace/Utility Room**

**Basement  
Basement**

**11`5" x 10`4"  
17`0" x 12`8"**

**Game Room**

**Basement**

**13`5" x 22`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**577JK**

Remarks

Pub Rmks:

**This stunning fully renovated bungalow, featuring 5 spacious bedrooms and 5 beautifully updated bathrooms, including 3 ensuite bathrooms for added convenience and luxury. The home has been thoughtfully redesigned with modern finishes throughout, creating an inviting and comfortable atmosphere. The open-concept layout seamlessly connects the living and dining areas, making it ideal for both casual living and entertaining. The kitchen is a chef's dream, with sleek cabinetry, top-of-the-line appliances, and expansive countertops. Every detail of this home has been carefully upgraded, from the high-end flooring to the contemporary fixtures, ensuring a move-in ready experience. For added outdoor living space, the property includes a garage with a rooftop patio, offering a perfect spot for relaxing or entertaining while enjoying the surrounding views. Located in a sought-after neighborhood, this property offers easy access to shopping, dining, parks, and excellent schools. With its spacious rooms, modern amenities, and prime location, this home is perfect for families looking for both style and functionality. Don't miss out on the opportunity to make this beautifully renovated bungalow yours!**

Inclusions:  
Property Listed By:

**N/A  
eXp Realty**

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













