



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9832 ALBERNI Road, Calgary T2J 0Y8**

MLS®#: **A2197566**

Area: **Acadia**

Listing Date: **02/27/25**

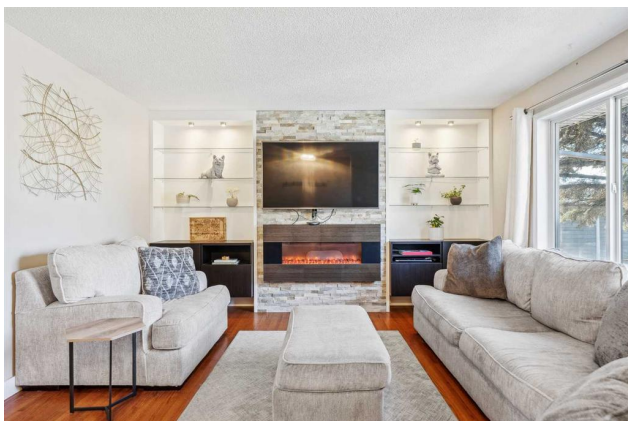
List Price: **\$649,500**

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

Finished Floor Area

Abv Sqft: **1,062**  
Low Sqft:  
Ttl Sqft: **1,062**

DOM

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

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Lawn,Level,Low Maintenance Landscape,Private**  
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Granite Counters,No Smoking Home,Pantry,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
Legal Desc: **185JK**

Zoning: **R-CG**

Remarks

Pub Rmks: **Discover 9832 Alberni Road SE; Your new favorite bungalow! Nestled on a corner lot along a picturesque tree-lined street in Acadia, this home blends classic charm**

with modern updates, an impressive garage and new roof shingles (November 2024). Here are 5 things we love about this home (and we're sure you will too): 1. **ALL THE RIGHT PROPORTIONS:** Spacious yet cozy. With 1062 SqFt of refined and functional living space, 3+1 beds and 2 full bathrooms, this is a perfect size home. The main floor features a gorgeous front living room; accented by large custom built-ins and an electric fireplace. The kitchen is perfectly appointed with an integrated appliance package, over-the-sink garden window and good size dining nook. Down the hall find three, well proportioned bedrooms and an updated 4-piece bathroom. The developed basement provides a great sized rec room, 4th bedroom, 3-piece updated bathroom and a ton of storage including a room that could easily convert into a home office or den while the amazing backyard becomes an extension of your living space in the warmer months. 2. **PRIVATE BACKYARD OASIS:** This is how a backyard is supposed to feel! An XL 2-tier deck, mature trees/shrubs, fully fenced with ample privacy and plenty of room to kick a ball or play with the dog. 3. **THAT CLASSIC KITCHEN:** Trends come and go but classic kitchens are timeless. Perfectly appointed with granite counters, wall oven, electric cooktop and ample work/storage space. Whether you are entertaining a crowd or simply warming up takeout you will feel right at home. 4. **A MATURE AND CONVENIENT NEIGHBOURHOOD:** Acadia consistently ranks as one of Calgary's top neighbourhoods and it's easy to see why. Residents enjoy wide, tree lined streets, large lots and a true sense of community along with easy access to Southland Drive, Deerfoot and MacLeod Trails. 5. **DID WE MENTION THE GARAGE?** Measuring nearly 30' wide with a gas heater this is maybe the ultimate hobbyist garage. Whether you need room for a classic car, your weekend warrior gear, a workshop or you just like to collect stuff you won't outgrow this one!

Inclusions:  
Property Listed By:

TV Mounting Bracket x 3 (TVs excluded)  
Century 21 Bamber Realty LTD.

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















**9832 Alberni Rd S E, Calgary, AB**

Basement (Below Grade) Exterior Area 102.20 sq ft  
Interior Area 852.92 sq ft  
Excluded Area 41.18 sq ft



0 3 6 ft PREPARED 2025/02/05

While regions are excluded from total floor area in GLA/GDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





