

# \$679,900 - 9724 Alcott Road Se, Calgary

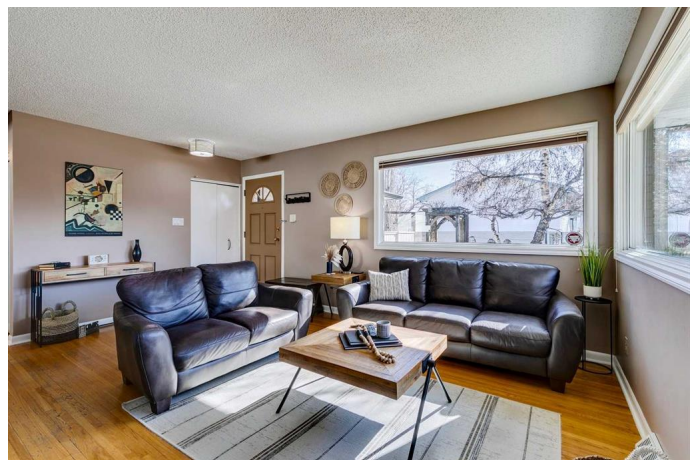
MLS® #A2201714

**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,041 sqft  
Residential on 0.15 Acres

Acadia, Calgary, Alberta

Beautifully maintained & updated 3 + 1 bed, 2.5 bath bungalow situated on an oversized lot! Fantastic potential for basement suite with separate side entrance, 2 garages & ample street parking! The bungalow features 1917 sq ft of living space, with a wide open floor plan, bright sunny triple pane windows, hard wood floors, ceramic tile & newer shingles (August 2024)! The renovated kitchen boasts quartz countertops, custom sleek white cabinets, upgraded stainless steel appliances, luxury vinyl plank flooring & a lovely kitchen island. The king sized primary bedroom features large closet space & a convenient 2 piece ensuite. Another good sized bedroom, upgraded 4 piece bath with soaker tub & a cozy den/bedroom with access to the attached garage complete the main level. The fully developed lower level has a spacious family room - perfect for movie nights! The bedroom has a legal egress window, flex room & an additional 3 piece bath, not to mention incredible storage space! Enjoy your professionally landscaped backyard oasis, with large concrete patio, pergola, extensive trees, shrubs & perennials, perfect for entertaining guests! Your front lawn, equally as beautiful, will be the envy of the neighbourhood! Location, Location, Location! Take advantage of the peace & quiet that comes with living on a private residential street with paved side & back lanes while appreciating easy access to everything you could possibly need. Minutes from Southland Drive, Macleod, Deerfoot &



Blackfoot Trails, plus easy access to Stoney Trail, transit & Southland LRT. South Centre & Deerfoot Meadows, plus many other nearby shops, restaurants, schools, recreation facilities, parks, & playgrounds. Only a short drive to North Glenmore Park, Rocky View Hospital, Heritage Park, Chinook Centre, & the Willow Park Golf & Country Club!

Built in 1962

### **Essential Information**

MLS® #	A2201714
Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,041
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9724 Alcott Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0T9

### **Amenities**

Parking Spaces	4
Parking	Driveway, Single Garage Attached, Single Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Level, Paved, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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