



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9720 Academy Drive SE
Calgary, Alberta

MLS # A2256343



\$499,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

If you've been dreaming of your next project, this 1960s bungalow is ready to inspire. Original condition and value priced, it's packed with retro charm for those who love mid-century details, or the chance to create something entirely new on the spacious corner lot. The living room is a time capsule, with its original privacy screen, built-in planter/bookcase, and panelled accent wall. Imagine how you could transform the dining room by adding French doors & sunny deck - the potential is incredible! The kitchen retains its retro wall oven, checkerboard vinyl flooring and has a window overlooking the backyard. There are three bedrooms and one unforgettable bathroom - powder pink from top to bottom including the tub and toilet. Downstairs, the undeveloped basement awaits your vision, with plenty of room for additional living space. The south-facing backyard is generous, with mature trees, more than enough space for a future garage, patio and garden, and it is bordered on one side by a paved alley. A large spruce tree in the front yard adds character to the lot, which is across the street from a school and a large park. This family friendly neighbourhood offers quick access to the shops and businesses of Macleod Trail and Deerfoot Meadows. It is an ideal location for a young family, a house flipper, or a developer looking to build new. Yes, it needs work. But with vision and creativity, this bungalow could be transformed into a sweet little dream home.