



**GRASSROOTS**  
REALTY GROUP

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

9716 2 Street SE  
Calgary, Alberta

MLS # A2257848



**\$535,000**

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,625 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Storage		

Inclusions: N/A

Opportunity awaits in sought-after Acadia! This spacious 4-level split offers over 1,600 sq. ft. of developed living space (2,200+ sq. ft. total) and sits on a generous lot with loads of potential. Featuring a versatile layout with plenty of functional aspects, this property is ready for your vision, whether you're looking to renovate, invest, or create your dream home. This property is a true fixer-upper, offering the perfect canvas and blank space for those eager to customize every detail to their taste. With solid bones and an excellent location close to schools, shopping, transit, and major routes, this is a rare and fantastic opportunity to transform a property in one of Calgary's most established communities. Offered as-is and priced for value, bring your ideas and unlock the potential!