



GRASSROOTS
REALTY GROUP

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9408 5 Street SE
Calgary, Alberta

MLS # A2263437



\$650,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,003 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking, RV Gated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Tankless Hot Water		

Inclusions: Central Vacuum system is as is. All storage in garage stays with the purchase.

Beautifully Renovated Bungalow in Acadia – Across from a Park and Schools! This remodeled bungalow is ideally located directly across from a large west-facing park and within walking distance to schools in the desirable community of Acadia. Step inside to a spacious living room featuring bay windows that fill the space with natural light and offer picturesque park views. The main floor boasts new luxury vinyl plank and tile flooring throughout. The modernized kitchen showcases brand-new countertops, cabinetry, backsplash, lighting, and appliances—perfect for any home chef. Down the hall, you'll find a fully renovated 4-piece bathroom with granite countertops, along with three generously sized bedrooms, each updated with new flooring and lighting. The entire main floor has been freshly painted and is move-in ready. Just off the dining area, enjoy a bright and cozy sunroom overlooking the private backyard—an ideal spot to relax. A separate side entrance provides access to the developed basement, offering great potential for future plans. The developed downstairs area features a large family room (great space for a media room or home fitness options), a bedroom, another full bathroom, and ample storage. The spacious laundry/mechanical room includes an extra sink for added convenience. Additional upgrades include CENTRAL AIR CONDITIONING, a TANKLESS HOT WATER SYSTEM, a HIGH-EFFICIENCY FURNACE, a NEW ELECTRICAL PANEL, 6K worth of new HUNTER DOUGLAS blinds and full asbestos remediation for peace of mind. The backyard is a true retreat with a massive maintenance-free deck, a charming custom-built western-style shed, and a stone water pond. The front exterior features stylish faux stacked stone, poured concrete walkway, and front steps. The OVERSIZED INSULATED &

HEATED DOUBLE GARAGE is a dream for any hobbyist or mechanic, complete with 220V wiring and NEW high-efficiency garage doors. Plus, there's convenient RV parking with a large vehicle gate—ideal for storing your outdoor toys. Don't miss out on this turnkey gem—call today to schedule your private showing!