



GRASSROOTS
REALTY GROUP

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

9632 Alcott Road SE
Calgary, Alberta

MLS # A2285865



\$699,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Carport, Driveway, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully updated bungalow in sought-after Acadia, offering an open-concept layout, modern finishes, and an incredible private backyard retreat on a massive lot. Step inside to a bright and inviting main floor featuring luxury vinyl plank flooring throughout and a spacious south-facing living and dining area anchored by a cozy gas fireplace—perfect for everyday living or hosting friends. The upgraded kitchen is made for entertaining, complete with quartz countertops, a subway tile backsplash, undermount sink, and new high-performance appliances including a Samsung stove, Samsung dishwasher, and Whirlpool refrigerator. The main level also includes two generous bedrooms and a beautifully renovated full bathroom. Downstairs, the fully finished basement expands your living space with two additional bedrooms, a second cozy wood-burning fireplace, another upgraded bathroom, and an oversized laundry room with a brand-new dryer—ideal for busy households. Outside, you’ll love the front carport and driveway, plus the added bonus of a detached single garage off the laneway. The backyard is truly something special—mature trees, exceptional privacy, and a peaceful retreat vibe. An oversized private deck completes the space, perfect for summer evenings, entertaining, or simply relaxing. Additional Upgrades & Highlights: Professionally installed new front entry door (GreenFox); New patio sliding door (GreenFox); 3 replaced basement windows for improved light and efficiency (GreenFox); Custom Hunter Douglas window coverings in upstairs bedrooms and patio door; Fully renovated main floor with modern finishes; New vanities, toilets, and updated tile in all bathrooms; New bathtub in main bathroom + new shower in basement bathroom; Energy-efficient hot water tank installed last year (full list of upgrades in supplements).

This is an exceptional opportunity to own a move-in-ready home in one of Calgary’s most established and convenient communities—close to parks, schools, shopping, and major routes. Book your private showing today!