



**9616 Assiniboine Road SE
Calgary, Alberta**

MLS # A2290259



\$599,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 3 Storage Sheds, Garage Shelving, Basement Fridge, 2 Freezers

Open House this Saturday March 7th from 12-2pm! Located in the highly sought-after community of Acadia, this well-cared-for bungalow sits on a wide 50-ft lot and offers the space, functionality, with long-term value and opportunities buyers are looking for in an established neighborhood. Known for its tree-lined streets, excellent schools, parks, recreation facilities, nearby shopping, and convenient transit access, Acadia continues to be one of Calgary's most desirable communities for families, professionals, and investors alike. The main floor features three bedrooms, a full bathroom, and a private half-bath ensuite off the primary bedroom. A bright front living room welcomes natural light, while the eat-in kitchen offers a practical layout with updated appliances and comfortable everyday dining space. Downstairs, the fully finished lower level expands your living options with a spacious family room, hobby room, full bathroom, and laundry area — perfect for guests, creative pursuits, or flexible family living. Outside, the property truly stands out. The oversized double detached garage provides exceptional workspace and storage, while the dedicated RV parking pad with separate electrical service offers rare convenience for owners with recreational vehicles, trailers, or additional equipment. Major mechanical peace of mind comes with a brand-new furnace installed in February 2026. Lovingly owner-occupied and maintained, this home presents a fantastic opportunity to move into a mature, amenity-rich neighborhood with strong long-term value and lifestyle appeal.