



9432 Almond Crescent SE
Calgary, Alberta

MLS # A2291560



\$689,900

Division:	Acadia		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,530 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Garden, No Neighbours Behind		

Heating: Boiler, Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: All items in the home are for purchase or negotiable

Welcome to this beautifully maintained home in the highly sought-after community of Acadia — one of Calgary's most established and family-friendly neighbourhoods. Known for its tree-lined streets, excellent schools, and unbeatable central location, Acadia offers the perfect balance of comfort, convenience, and community charm. This inviting home features a bright and functional layout with large windows that fill the space with natural light. The spacious living area flows seamlessly into the dining space and kitchen, creating the perfect setting for everyday living and entertaining. The main level includes a well-sized bedroom and bathroom, while the lower level offers additional living space with a bedroom, rec room area, and ample storage space. Upstairs you will find 2 bedrooms with a 4pc bath and walk-in closet. Step outside to enjoy the private backyard — perfect for summer barbecues, gardening, or relaxing evenings. The property also offers plenty of parking, including additional parking pad and space for future possibilities. Located just minutes from parks, playgrounds, schools, shopping, and major routes, residents enjoy quick access to downtown, transit, and everyday amenities. This is a fantastic opportunity to own in a mature neighbourhood known for its strong sense of community and long-term value. Whether you're a first-time buyer, investor, or looking to settle into a well-established area, this home offers exceptional potential in a prime location.