



**9883 Athens Road SE  
Calgary, Alberta**

**MLS # A2294187**



**\$599,999**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** backyard storage bin/shed

**AFFORDABLE & MOVE IN READY!** Located in the popular community of Acadia, this **SINGLE FAMILY DETACHED HOME** offers plenty of features, with 4 bedrooms (2 up + 2 down), **CENTRAL AIR CONDITIONING**, a **FULL BATH** on EACH LEVEL and plenty of **SQUARE FEET OF LIVING SPACE!** The main-level features a gorgeous kitchen area with **UPGRADED APPLIANCES**, oversized farmhouse inspired **SINK**, and beautiful kitchen cabinetry! The open-concept kitchen looks out to the cozy living room, which is a perfect space for entertaining and dinner parties. Also highlighting the main-level living space is a newer **WOOD BURNING** fireplace! The downstairs **REC ROOM** is a great spot to entertain, have a home theatre room or gym, with its large functional space. The storage / laundry room area is a perfect size to accommodate your storage needs and even has space for a hobby area! Being an inner city lot, the backyard space is large and versatile! One of the great features of this home is its **OVERSIZED 27'x5 ft Deep x 19'x5ft Wide DETACHED DOUBLE GARAGE!** Separate Garage doors and plenty of depth creates endless possibilities for car / truck enthusiast and there is also a Natural Gas Rough-in to accommodate a future gas heater! . Just off the Kitchen , this home has a **TWO-TIERED DECK** includes a **HOT TUB / BBQ** area, and a **COVERED STORAGE AREA** under the deck, overlooking a **PRIVATE, FENCED YARD!** Nestled on a **CORNER LOT**, with neighbours only one side. **AMENITIES** including a **PHARMACY, DENTIST, WALK-IN CLINIC, HAIR SALON, ANIMAL CLINIC,** and **LIQUOR STORE.** Close to **SCHOOLS, LRT, Places of WORSHIP** and **SEVERAL PARKS** nearby including Heritage Park, Fish Creek Park and Sue Higgins Park / Bow River Pathway. Why pay condo fees when you can have it all. Book your private viewing today!