



**9852 Athens Road SE
Calgary, Alberta**

MLS # A2295694



\$685,000

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|------------------|---|---------------|-------------------|
| Division: | Acadia | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,130 sq.ft. | Age: | 1963 (63 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Asphalt, Double Garage Detached, Garage Door Opener, Gara | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Landscaped | | |

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

Inclusions: dishwasher, electric stove, microwave, refrigerator, washer/dryer, window coverings, shed, garage opener plus two remotes

CALLING ALL FAMILIES! An AMAZING OPPORTUNITY to live in ACADIA; one of Calgary's most desirable, centrally located & amenity rich communities. This METICULOUSLY UPDATED FAMILY SIZED home offers over 1,500 sq ft of developed living space across three levels boasting FOUR BEDROOMS and TWO FULL BATHS. A bright open main floor creates a family centric floor plan with a spacious living room and dining area that will seat a generous sized table. The kitchen features stainless steel appliances and updated white cabinetry. Three bedrooms including the primary retreat are found on the upper level along with a BEAUTIFULLY RENOVATED FIVE PIECE BATH. Enjoy another family entertaining area located on the 3rd level with UPDATED CORK FLOORING. A FOURTH BEDROOM (with legal egress window) along with an updated THREE PIECE BATH complete this level. The fourth level provides a generous sized area for laundry as well as an area left for future development. Updated fencing secures the rear yard and features a LARGE DOUBLE SWING GATE FOR RV PARKING. A MASSIVE OVERSIZED DOUBLE GARAGE provides secure parking and additional storage. NUMEROUS KEY UPDATES already completed for peace of mind include: furnace and hot water tank (2021), roof (2015), windows and doors (2009), and an updated kitchen (2009). Additional improvements include updated bathrooms (2014 & 2022), exterior paint (2019), and recent interior paint (2021). The oversized double garage (23' x 25') was built in 2010 and includes a new opener (2025). Located just minutes from major transportation routes including Macleod Trail and Deerfoot Trail. A WIDE RANGE OF SCHOOLS including Public, Catholic, Charter & French Immersion make this an ideal setting for families. With all the major

work completed, you can focus on raising your family and enjoying life. Call your favorite realtor today! OPEN HOUSES ON SATURDAY AND SUNDAY, MARCH 28/29TH 1 - 3 P.M.