



**9703 2 Street SE  
Calgary, Alberta**

**MLS # A2142831**



**\$699,999**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

Welcome to 9703 2 St SE, a potential dream home. This gorgeous house is in mint condition, reminiscent of a show home, with a perfect 10/10 rating. Fully renovated in 2022, it's ready for you to move in. The main level features two spacious bedrooms, including a master suite with a custom standing shower and a freestanding tub for ultimate relaxation. Enjoy the spacious living room with an electric fireplace, perfect for snowy days. The kitchen is fully upgraded with high-end quartz countertops, a gas stove, and a professional series refrigerator. The fully finished basement includes two more good-sized bedrooms, a wet bar for entertaining friends during holidays and Christmas, a wine cellar, and a full bath with another family room. The sunny backyard is fully fenced and includes a concrete patio, ideal for summer BBQs with family and friends. Extensive renovations have been completed, including new roofing, framing, flooring, flat ceilings, electrical and light fixtures, plumbing, finishes, washable matte paint, hot water tank, kitchen cabinets, quartz countertops, faucets, tiles, a feature wall in the basement, wet bar, soft fascia, gutters, a new garage overhead door, and laundry facilities, among others. Conveniently located close to all amenities, including Macleod Trail, shopping centers, and playgrounds. Don't miss the opportunity to own this stunning house; it could be your dream home.