9519 2 Street SE
Calgary, Alberta

MLS # A2152557

$654,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	**Age:**	1962 (62 yrs old)
Beds:	3	**Baths:**	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Deep freeze and basement fridge. Furniture negotiable. Electric Fireplace in LR - neg.

Welcome to Acadia. 1,050 sqft 3 bedroom bungalow with fully developed lower level on a mature 50x100ft lot. New Vinyl Windows, High efficiency Furnace in Spring 2024. Original Hardwood under carpet in Living room. Exposed hardwood in bedrooms and hallway. Spacious eat-in Kitchen with pantry overlooking the beautiful deck and landscaped backyard. Primary bedroom and two other bedrooms and 4-piece bathroom complete the main level. Separate entrance to downstairs you will find a family room and laundry. Beautiful back yard with 5 yr old deck. Detached garage plus concrete parking pad. Great location and community with mature trees, quick and easy access to schools, downtown, amenities, shopping, C-train. Original owners have showed pride of ownership over the years.