



**GRASSROOTS**  
REALTY GROUP

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**9831 Adrian Place SE**  
**Calgary, Alberta**

**MLS # A2232660**



**\$1,007,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers		

**Inclusions:** N/A

Welcome to 9831 Adrian Place SE – A Fully Renovated Gem in Calgary’s Southeast! This beautifully updated 5-bedroom home has been meticulously redone right from the studs. Wrapped in energy-efficient 2” SIS foam panel insulation and finished with durable HardiePlank siding, it offers long-lasting comfort, efficiency, and curb appeal. Step inside to enjoy peace of mind with brand-new electrical (200A panel) and all-new plumbing throughout. The main living area is anchored by a striking 6-ft electric fireplace, adding warmth and modern flair. The fully developed basement with a separate private entrance presents excellent potential for rental income or multi-generational living. Upstairs, the primary bedroom is a true retreat with a rare double walk-in closet and direct access to a spacious 180 sq. ft. composite deck – perfect for morning coffee or evening relaxation. Ideally located close to Southcentre Mall, Deerfoot Meadows (Costco, IKEA, Superstore), and local plazas – everything you need is just minutes away! Situated in a quiet, family-friendly neighborhood, this move-in-ready home is one you don’t want to miss. Book your private showing today!