



**GRASSROOTS**

REALTY GROUP

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**9408 5 Street SE  
Calgary, Alberta**

**MLS # A2302469**



**\$680,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Central Vacuum as is. All storage shelves in garage will stay with home

Welcome to this beautifully updated 4-bedroom, 2-bathroom bungalow in the well-positioned and highly sought-after, mature community of Acadia. Perfectly positioned across the street from two schools, this home offers exceptional convenience for growing families, with shopping, amenities, and major roadways just minutes in every direction. Inside, the main floor has been thoughtfully updated, featuring a newly renovated kitchen complete with brand-new appliances—designed to be both stylish and functional for everyday living. Downstairs, the fully developed basement is ready for entertaining, offering the perfect space for movie nights, game days, or hosting friends and family. Step outside and you’ll find a backyard that truly sets this property apart. Enjoy a covered patio for year-round use, a beautiful slate water feature that adds a touch of tranquility, and a newer composite deck built for low-maintenance living. The space is complete with a double detached garage, alley access, an additional parking area ideal for an RV, and a convenient storage shed. This is a move-in-ready home in a prime location, offering space, updates, and outdoor features that are hard to find all in one package. Cancel your plans, call your REALTOR and book your showing today!