



**GRASSROOTS**  
REALTY GROUP

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9403 Abbott Place SE  
Calgary, Alberta

MLS # A2324085



**\$799,900**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Acadia                                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | Bungalow                                                                      |               |                   |
| <b>Size:</b>     | 1,138 sq.ft.                                                                  | <b>Age:</b>   | 1961 (65 yrs old) |
| <b>Beds:</b>     | 2                                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Garage Door Opener, Off Street, RV Access/Parking     |               |                   |
| <b>Lot Size:</b> | 0.28 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Irregular Lot |               |                   |

|                    |                                                                                                              |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas, See Remarks                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork, Hardwood                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal                                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, French Door, No Animal Home, No Smoking Home, See Remarks, Separate Entrance |                   |      |
| <b>Inclusions:</b> | Murphy bed                                                                                                   |                   |      |

Country living in the middle of the city in a great Cul De Sac location on one of the biggest lots in Acadia (12,166 sq. ft.). It's a gardeners dream with beautiful flower beds, fire pit and more than enough room to build a lane home for the parents or kids. This well-maintained older home is a must-see! Features on the main floor include: very open floor plan, 2 bedrooms, 4 piece bath, 3-sided fire place, hardwood and cork flooring, dining room and a bright open kitchen. The lower level features: large recreation room, built-in Murphy bed that makes this room an instant bedroom for your guests and large enough to build another bedroom or two, 3 piece bathroom, laundry and mechanical room. The exterior of this home features: metal roof, front south facing porch, large rear deck, massive beautiful treed yard with many possibilities, double garage with LARGE RV PARKING, paved back lane. This very sought after neighborhood is very close to all amenities, schools, shopping, transit, quick highway access and much more. Great Investment! You will not be disappointed. Have a great day and book your private viewing today.