



GRASSROOTS
REALTY GROUP

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9408 5 Street SE
Calgary, Alberta

MLS # A2329909



\$700,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Laminate Counters, No Animal Home, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Central Vacuum & Attachments come as is, all shelving in the garage,

Welcome to this beautifully modernized 5-bedroom, 2-bathroom bungalow in the highly sought-after, mature community of Acadia. Perfectly situated directly across the street from two local schools, this home offers exceptional convenience for busy families, with shopping, amenities, and major roadways just minutes away in every direction. Inside, the entire home shines with high-quality finishes. The main floor has been professionally updated, featuring a newly renovated kitchen complete with brand-new appliances! The home has been thoughtfully designed to be both stylish and highly functional for everyday living. Downstairs, the professionally updated and fully developed basement is the ultimate entertainment hub, offering the perfect space for movie nights, game days, or hosting family and friends. Step outside to an outdoor oasis that truly sets this property apart. Enjoy a covered patio for year-round use, a tranquil slate water feature, and a newer, low-maintenance composite deck. The backyard is complete with a double detached garage, alley access, a dedicated parking pad ideal for a small trailer, and a handy storage shed. New Hunter Douglas blinds throughout home. New appliances in kitchen. Home has not been lived in since renovations on either floor! This is a true turn-key home in a matured neighbourhood, offering space, premium updates, and outdoor features that are incredibly hard to find in one package. Cancel all your plans, call your REALTOR® and book your showing today!