



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9743 Academy Drive SE
Calgary, Alberta

MLS # A2334190



\$590,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,520 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Storage		

Inclusions: All appliances in AS-IS condition

Situated in the heart of sought-after Acadia, where this charming home is loaded with character making it perfect for investors, renovators, or buyers looking to create their dream home. Offering 2,520 SF of total living space with solid bones leaving you endless possibilities to create something truly special. Inside, you'll find a functional layout with spacious living areas, large windows on the main and lower levels bringing in plenty of natural light, and original details that give the home warmth and personality. Whether you're looking to modernize the space while preserving its charm or complete a larger transformation, this home provides the perfect canvas. The large backyard leaves incredible outdoor space for entertaining, gardening, kids and a detached garage. Located within walking distance to schools, parks and minutes to shopping, transit, and major roadways...view the home today and bring your vision to life!