



GRASSROOTS
REALTY GROUP

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9504 3 Street SE
Calgary, Alberta

MLS # A2339567



\$734,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, On Street, Oversized, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Step inside, a beautifully renovated bungalow situated on a large corner lot in the established community of Acadia. Offering exceptional flexibility for homeowners and investors alike, this turnkey property features a fully self-contained 2-bedroom, 1 bathroom, illegal basement suite with its own private entrance, dedicated driveway, and separate outdoor space-creating a rare opportunity for truly independent living under one roof. Extensively updated from top to bottom, the main floor seamlessly blends timeless character with modern updates. Refinished original hardwood floors, a bright and inviting open concept layout, two spacious bedrooms with walk-in closets, and two full bathrooms create an ideal living space for owners and families alike. The beautifully updated kitchen is complemented by brand-new appliances and thoughtful finished throughout. Head outside where the thoughtfully designed hardscape landscaping enhances the outdoor living experience with timeless stonework, defined entertaining spaces, and low-maintenance beauty. Every element has been carefully integrated to create a seamless extension of the home's architecture. Beyond the cosmetic improvements, the home has undergone substantial mechanical and structural upgrades, including triple-pane windows, durable hardie board siding, updated electrical, a new furnace, new hot water tank, sump pump and water softener. A new fence surrounds the property, while the new 25 x 21' double detached garage offers ample parking, storage, and workspace. Whether you're a first-time buyer looking to offset your mortgage, a multi-generational family seeking space and privacy, or an investor searching for a strong income-producing property, this home delivers a unique combination of comfort, functionality, and long-term value. Located in one

of Calgary's most established and desirable communities, Acadia offers excellent access to schools, parks, shopping, transit, major roadways, and downtown. Rarely does a property offer this level of renovation, flexibility, and income potential in such a sought-after location come to market.