



GRASSROOTS
REALTY GROUP

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9524 3 Street SE
Calgary, Alberta

MLS # A2347151



\$649,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,287 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: DISHWASHER, ELECTRIC STOVE, GARAGE CONTROL(S), REFRIGERATOR, WINDOW COVERINGS, MICROWAVE, A/C

Discover an incredible opportunity in the sought-after community of Acadia! This charming mid-century bungalow sits on a spacious rectangular lot and offers a smart, highly functional layout, complete with major peace-of-mind upgrades including newer plumbing, a newer furnace, AC, a hot water tank, fence, roof and windows. The bright main level features a large living room illuminated by a striking oversized architectural window, a welcoming dining space, and a well-arranged kitchen with views of the backyard. Down the hall are three comfortable bedrooms and a full bathroom. The fully finished lower level adds substantial living space, complete with a massive recreation room ideal for a media area or play zone, a flexible private den perfect for a home office or hobby space, and an expansive utility and laundry room with ample storage. Outside, the property includes a front driveway, a convenient side carport, and a detached rear garage. Ideally located just minutes from top-rated schools, Southcentre Mall, and scenic Bow River pathways, this home is a must-see. Book your viewing today!