

# \$769,999 - 9636 Academy Drive Se, Calgary

MLS® #A2228938

**\$769,999**

4 Bedroom, 3.00 Bathroom, 1,329 sqft

Residential on 0.12 Acres

Acadia, Calgary, Alberta

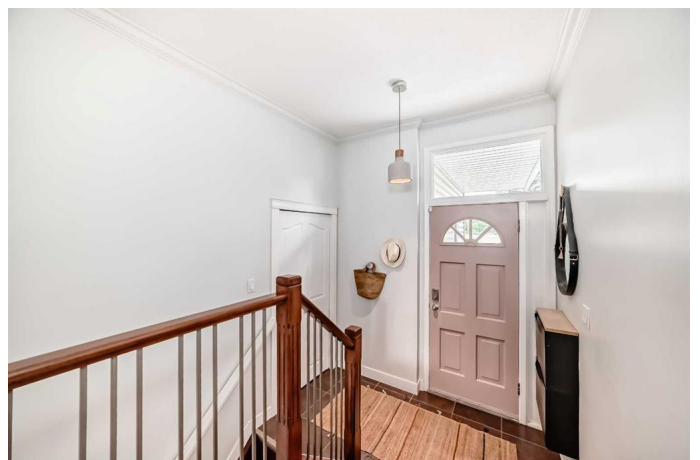
It doesn't get any cuter! This perfectly set up home is on a lovely street in the heart of one of the most established neighbourhoods in south Calgary: Acadia where function meets practicality with the best access in the city. Two blocks North of Southland Dr, across from a charter school, this charming four bedroomed bungalow has two baths up , one with ZERO BARRIERS, living room, formal dining space, and three bedrooms all presented with gleaming hardwood floors. This home is move-in ready with newer windows, brand new furnace, and a newly renovated kitchen. The basement is fully developed with a spacious bedroom and walk-in closet, three piece bathroom and family room. Optional space for gym and kids play area occupies the rest of the basement as does a massive utility room complete with brand new furnace and upgraded air filtration considerations. The back deck runs the full length of the house, is composed of hardy board and faces south. Enjoy RV parking, back alley access, an insulated over-sized, detached single garage and low maintenance landscaping. Tastefully decorated in neutral to stylish decor, this home has to be seen!

Built in 1963

## Essential Information

MLS® #                   A2228938

Price                     \$769,999



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,329
Acres	0.12
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9636 Academy Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1A7

### Amenities

Parking Spaces	2
Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, Smart Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave, Washer/Dryer, Built-In Electric Range
Heating	Forced Air, See Remarks
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Street Lighting, Gentle Sloping
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 7th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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