

9636 Academy Drive SE  
Calgary, Alberta

MLS # A2228938



\$769,999

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	3
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Many Trees, Rect		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, Smart Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

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 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!