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9716 2 Street SE
Calgary, Alberta

MLS # A2354863

$845,000

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,128 sq.ft.	**Age:**	1962 (64 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home		

Inclusions: None

Some homes are simply renovated. Others are completely reimagined. This exceptional Acadia residence is the latter - a beautifully transformed 4-level split where soaring cathedral ceilings, sophisticated finishes, an incredible layout, and an oversized backyard come together to create a home that feels both luxurious and wonderfully livable. From the moment you enter, the impressive ceiling height and abundance of natural light set the tone. The renovation carries seamlessly throughout the entire home with luxury vinyl plank flooring on every level, brand-new windows, modern pot lights and designer lighting, complemented by beautiful handmade Italian tile in the kitchen and bathrooms. At the heart of the home is a striking European-inspired kitchen featuring warm oak veneer cabinetry, enhanced storage capacity, and sleek European built-in appliances. Designed with both beauty and functionality in mind, this is a kitchen made for everyday living, entertaining, and gathering with family and friends. The upper level offers three generous bedrooms, including a beautiful primary retreat with a private 4-piece ensuite finished with luxurious tile, plus an impressive 5-piece main bathroom. The beauty of the 4-level split design continues downstairs, where a spacious family room is anchored by a wood-burning fireplace that has been professionally inspected and approved - creating the perfect atmosphere for cozy Calgary evenings. An additional bedroom and another 4-piece bathroom provide wonderful flexibility for guests, teenagers, extended family, or a private home office. And there is still another level to discover. The fully renovated basement provides a large laundry room and an exceptional amount of additional storage, giving this home the practicality that modern families need without sacrificing style. Step outside and you’ll immediately appreciate another major

advantage of this property: the oversized lot and expansive backyard. There is plenty of space for summer entertaining, BBQs, children, pets, gardening, or simply creating your own private outdoor retreat. A newly built double detached garage completes the package while preserving the generous backyard space. The home’s east-west orientation allows natural light to move beautifully through the property throughout the day. And then there is the location. Set in the established community of Acadia SE, this home puts parks, playgrounds, schools, shopping, restaurants, and everyday amenities within easy reach, while convenient access to Macleod Trail and Deerfoot Trail connects you quickly to the rest of Calgary. Four beautifully finished levels. Four bedrooms. Three full bathrooms. Cathedral ceilings. Premium European-inspired finishes. Oversized lot. Large backyard. Brand-new double garage. Everything has been thoughtfully brought together to create a home that feels fresh, modern, spacious, and completely move-in ready. This is the kind of renovation you need to see in person. Welcome home to Acadia

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