



# 9824 7 Street Calgary Alberta

\$600,000

Welcome to Your Dream Renovation Opportunity in Acadia! If you're seeking the perfect canvas for your next project, this charming 1345 sqft bungalow in the heart of Acadia is calling your name. Nestled on a generous inner-city pie lot, this property offers unparalleled potential with its expansive dimensions--nearly 50 ft of frontage stretching to 127 ft deep, widening to an impressive 67 ft at the back. Imagine the possibilities! Step inside and be greeted by the high ceilings and open beam design, setting the stage for your creative vision. The unique solarium addition, complete with skylights, a cozy gas fireplace, and a tranquil fountain, invites you to craft an indoor oasis. With a separate side entrance leading to the basement, this home provides versatility for potential income opportunities or additional living space. The mature trees surrounding the property offer both privacy and a serene backdrop for your outdoor plans. Located in the sought-after community of Acadia, you'll enjoy convenient access to the scenic pathway system, the beautiful Bow River Valley, and the L.R.T. system along Macleod Trail--making city commuting a breeze. Don't miss this rare opportunity to transform this property into the home of your dreams in one of Calgary's most vibrant neighborhoods. Your vision, combined with this home's character and location, can create something truly special! (id:6769)

2pc Bathroom 8.25 Ft x 8.50 Ft

Bedroom 13.58 Ft x 8.67 Ft

Bedroom 13.83 Ft x 8.17 Ft

Recreational, Games room 27.42 Ft x 11.42 Ft

Storage 6.67 Ft x 8.75 Ft

Furnace 9.50 Ft x 7.42 Ft

4pc Bathroom 5.00 Ft x 11.83 Ft

Den 10.75 Ft x 9.58 Ft

Kitchen 9.50 Ft x 15.67 Ft

Living room 12.00 Ft x 21.25 Ft

Office 10.17 Ft x 9.58 Ft

Primary Bedroom 10.83 Ft x 11.92 Ft

Sunroom 20.17 Ft x 13.42 Ft

Listing Presented By:



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