



## 9116 Academy Drive Calgary Alberta

\$649,000

\*\* Welcome to 9116 Academy Drive SE \*\* Sitting on a large 6,000+sqft lot on a quiet street in the heart of Acadia, this home is teeming with potential! Double detached, heated garage, plus a long front driveway for even more parking (or Boat/RV parking). Great open floor plan provides great space for entertaining or for family to gather. Two bedrooms and a full bath on the main level plus a third bedroom and bath downstairs in the finished basement. Separate entrance to basement provides future development opportunities. Newer windows, front door and hot water tank! Tons of storage, great central location close to schools, public transit and shopping. Call your favorite Realtor to book a showing today! (id:6769)

Family room 7.39 M x 3.20 M

Furnace 4.78 M x 2.34 M

Bedroom 6.63 M x 3.18 M

3pc Bathroom 1.65 M x 1.52 M

Kitchen 4.42 M x 3.45 M

Dining room 4.47 M x 3.53 M

Living room 4.47 M x 2.41 M

Primary Bedroom 3.71 M x 3.45 M

Bedroom 3.71 M x 3.45 M

4pc Bathroom 2.26 M x 1.50 M

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.stevetrachan.remax.ca>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net