



## 9519 2 Street Calgary Alberta

\$674,000

Welcome to Acadia. 1,050 sqft 3 bedroom bungalow with fully developed lower level on a mature 50x100ft lot. New Vinyl Windows, High efficiency Furnace in Spring 2024. Original Hardwood under carpet in Living room. Exposed hardwood in bedrooms and hallway. Spacious eat-in Kitchen with pantry overlooking the beautiful deck and landscaped backyard. Primary bedroom and two other bedrooms and 4-piece bathroom complete the main level. Separate entrance to downstairs you will find a family room and laundry. Beautiful back yard with 5 yr old deck. Detached garage plus concrete parking pad. Great location and community with mature trees, quick and easy access to schools, downtown, amenities, shopping, C-train. Original owners have showed pride of ownership over the years. (id:6769)

Recreational, Games room 37.00 Ft x 12.50 Ft

Laundry room 34.00 Ft x 11.50 Ft

Living room 17.00 Ft x 15.00 Ft

Other 16.50 Ft x 11.50 Ft

Primary Bedroom 11.50 Ft x 11.00 Ft

Bedroom 12.00 Ft x 8.50 Ft

Bedroom 9.50 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX First

**RE/MAX Realty Professionals**

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