



9616 Alcott Road Calgary Alberta

\$699,900

Beautifully updated bungalow inside and out on a quiet street in the desirable community of Acadia highlights a stunning 2-bedroom illegal basement suite that offers exceptional rental income potential. Step into a bright and inviting front living room featuring a charming wood-burning fireplace framed by an upgraded porcelain hearth. The adjoining dining area is bathed in natural light from large windows, offering serene views of the expansive, fully enclosed backyard—a perfect private outdoor retreat. The thoughtfully designed kitchen showcases ample cabinetry, gleaming granite countertops, and premium stainless steel appliances, making it an ideal space for both cooking and entertaining. The oversized primary bedroom is a true highlight, offering wall-to-wall custom-built closets for ultimate storage. A second private bedroom, perfect as a guest room or home office, is complemented by the convenience of main floor laundry and a spacious, beautifully updated full bathroom. The ideal 2-bedroom illegal suite is the standout feature, perfect for investors or buyers seeking extra income potential. Accessed through a separate rear entrance, the bright and airy suite features a modern kitchen with centre island, adjacent to a cozy living room. Two generously-sized bedrooms, each with oversized legal egress windows, a large, well-appointed 4-piece bathroom, along with convenient laundry room and additional storage, complete this fantastic suite. The illegal suite offers year-round comfort with its own dedicated electric heating system, including a large temperature-controlled wall unit in the living area, a thermostat-controlled unit in the bathroom, and a third unit in the laundry room; with upgraded R14 insulation in the exterior walls and R30 in the ceiling, this space ensures optimal comfort in any season. Exceptional Upgrades Include: Garage Shingles (2024), Home...

Dining room 12.17 Ft x 8.17 Ft
 Kitchen 8.67 Ft x 10.25 Ft
 Primary Bedroom 13.58 Ft x 19.58 Ft
 Bedroom 8.67 Ft x 10.83 Ft
 Living room 13.25 Ft x 15.33 Ft
 Foyer 12.17 Ft x 3.58 Ft

Bedroom 11.50 Ft x 10.83 Ft
 Living room 14.33 Ft x 18.58 Ft
 Kitchen 11.33 Ft x 13.67 Ft
 4pc Bathroom 7.58 Ft x 8.75 Ft
 Laundry room 8.83 Ft x 15.83 Ft
 Storage 3.75 Ft x 6.75 Ft

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4pc Bathroom 8.67 Ft x 4.92 Ft

Furnace 5.17 Ft x 6.25 Ft

Bedroom 11.33 Ft x 9.92 Ft