



## 9831 Alcott Road Calgary Alberta

\$599,888

ATTENTION FAMILIES, INVESTORS & FLIPPERS! Welcome Home to this delightful 4-bedroom, 2-bathroom bungalow nestled in the peaceful, family-friendly neighborhood of Acadia. With over 2,200 sqft of well-designed living space, including the full basement, this home offers the perfect blend of comfort, convenience, and potential for customization or development for up / down separate residences. This home has all the original charm and characteristics including original hard wood floors, main floor gas fireplace, nicely appointed kitchen and updated 3-piece accessible bathroom. 3 full bedrooms and an eat in nook off the kitchen complete the main floor. Moving to the lower level, you will notice immediately that a second residence can be easily accommodated with the separate back entrance leading to the lower level. Here you will find a large family area, 4-piece bathroom, laundry facilities a bedroom, and a den that could easily become a 2nd bedroom with only the addition of a closet. So much potential to have live-in help, extended family or rental possibilities - the options are only restricted by your imagination! Heading outside, you find a peacefully fenced back yard with a huge ground-level deck. A large double detached garage complete with heating & 220v wiring already installed, will surely be the jewel for the handyman / mechanic of the family. Mature trees, paved alley access to the garage, and beautiful landscaping complement the many features of this home. Close to everything, this home truly has all you need just minutes away, including grocery stores, shopping, schools, parks, and more. Great for families who want to be near the best amenities. No worries about getting to work either with quick connections to the nearby LRT station, MacLeod Trail, Deerfoot Trail, and a short drive to highways making commuting a breeze. Whether you're looking for a cozy fami...

Recreational, Games room 13.75 Ft x 27.58 Ft

Bedroom 11.83 Ft x 10.08 Ft

Office 13.00 Ft x 8.75 Ft

Laundry room 7.83 Ft x 8.08 Ft

Furnace 13.33 Ft x 9.33 Ft

Storage 7.83 Ft x 6.33 Ft

Living room 14.67 Ft x 15.83 Ft

Eat in kitchen 13.25 Ft x 10.25 Ft

Dining room 9.25 Ft x 12.08 Ft

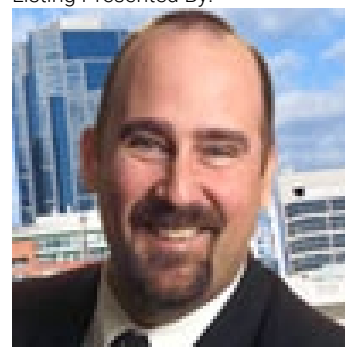
Primary Bedroom 11.50 Ft x 11.08 Ft

Bedroom 12.75 Ft x 8.58 Ft

Bedroom 11.08 Ft x 9.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

<https://scotlane.remax.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

4pc Bathroom 7.75 Ft x 4.92 Ft

3pc Bathroom 9.75 Ft x 5.00 Ft