9524 Assiniboine Road SE
Calgary, Alberta

MLS # A2219217

$599,900

Division:	Acadia
Type:	Residential/House
Style:	Bungalow

Size:	1,122 sq.ft.	**Age:**	1961 (64 yrs old)
Beds:	1	**Baths:**	1

Garage:	Double Garage Detached
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Private, Treed

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Storage		

Inclusions:	NA

FIRST-TIME BUYERS & INVESTORS TAKE NOTE! Discover an exceptional opportunity to own this meticulously maintained family home nestled on a peaceful, family-friendly street in the highly desirable community of Acadia. Boasting over 2,000 sq.ft. of move-in ready living space, this residence offers a fantastic canvas for your personal style. Whether you're looking to settle in immediately, renovate at your own pace, or explore investment potential, this property delivers. Enjoy unparalleled convenience with four schools within walking distance (Acadia School, David Thompson, St. Cecilia, and Foundation Of The Future School), plus easy access to Acadia's abundant lifestyle amenities. Cherished by its original owner, the pride of ownership is evident throughout this well-cared-for home. Recent upgrades include a newer roof, a 2021 water heater, a 2024 furnace & A/C, a water softener, a central vacuum system, new basement carpet, and a new dishwasher. This is more than just a house; it's a chance to create your future in a wonderful community.