

9632 Alcott Road SE  
Calgary, Alberta

MLS # A2285865



**\$699,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Carport, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Quartz Counters		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully updated bungalow in sought-after Acadia, offering an open-concept layout, modern finishes, and an incredible private backyard retreat on a massive lot. Step inside to a bright and inviting main floor featuring luxury vinyl plank flooring throughout and a spacious south-facing living and dining area anchored by a cozy gas fireplace—perfect for everyday living or hosting friends. The upgraded kitchen is made for entertaining, complete with quartz countertops, a subway tile backsplash, undermount sink, and new high-performance appliances including a Samsung stove, Samsung dishwasher, and Whirlpool refrigerator. The main level also includes two generous bedrooms and a beautifully renovated full bathroom. Downstairs, the fully finished basement expands your living space with two additional bedrooms, a second cozy wood-burning fireplace, another upgraded bathroom, and an oversized laundry room with a brand-new dryer—ideal for busy households. Outside, you'll love the front carport and driveway, plus the added bonus of a detached single garage off the laneway. The backyard is truly something special—mature trees, exceptional privacy, and a peaceful retreat vibe. An oversized private deck completes the space, perfect for summer evenings, entertaining, or simply relaxing. Additional Upgrades & Highlights: Professionally installed new front entry door (GreenFox); New patio sliding door (GreenFox); 3 replaced basement windows for improved light and efficiency (GreenFox); Custom Hunter Douglas window coverings in upstairs bedrooms and patio door; Fully renovated main floor with modern finishes; New vanities, toilets, and updated tile in all bathrooms; New bathtub in main bathroom + new shower in basement bathroom; Energy-efficient hot water tank installed last year (full list of upgrades in supplements).

This is an exceptional opportunity to own a move-in-ready home in one of Calgary's most established and convenient communities—close to parks, schools, shopping, and major routes. Book your private showing today!