

\$524,900 - 9808 Austin Road Se, Calgary

MLS® #A2247071

\$524,900

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

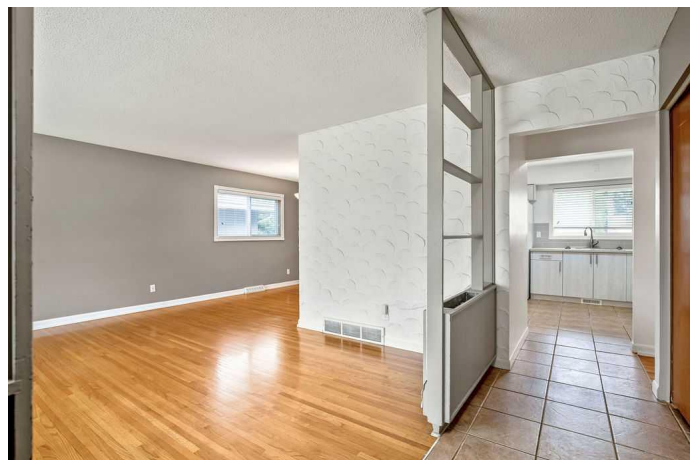
This practical 3-bedroom detached home in the highly desirable neighborhood of Acadia is the perfect long-term family residence.

Situated in one of the best areas in the City to live, this property is waiting for a new owner to bring it back to its full potential with some TLC and a touch of renewal. The main floor boasts original hardwood flooring and ceramic tile in the kitchen (new kitchen 4 years ago), which features an eat-in area. The lower level is mainly finished for additional living space, with a flex room that could serve as a 4th bedroom and a 2pc bathroom. Upgrades include newer shingles (approximately 10 years old), new main floor windows (4 years ago), new real property report has been ordered. Plenty of room to build an oversize double or maybe even a triple garage out back. Don't miss the chance to make this house your forever home in Acadia!

Built in 1961

Essential Information

MLS® #	A2247071
Price	\$524,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,106
Acres	0.13



Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9808 Austin Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0Z2

Amenities

Parking	None
---------	------

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.