

9519 2 Street SE
Calgary, Alberta

MLS # A2167458



\$579,500

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1962 (62 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Basement Refrigerator

Lovingly owned by the same family for over 60 years, this home is the epitome of "good bones." Built in 1962 when the surrounding landscape was nothing but farmers' fields, this meticulously maintained bungalow showcases exceptional pride of ownership both inside and out. Major updates have already been completed—roof redone in 2017, new high-efficiency furnace in 2023, and a new hot water tank in 2018. Additionally, all doors and triple-pane windows have been replaced in the past two years, and gutter guards installed to minimize maintenance. Inside, this home is a blank canvas waiting for your personal touch. The main level features three bedrooms and a full 4-piece bathroom. Original hardwood lies beneath the carpet in the living room, with exposed hardwood in the bedrooms and hallway. The eat-in kitchen is spacious and functional, offering a pantry and views of the composite deck and beautifully landscaped backyard. The primary bedroom, along with two additional bedrooms, completes the main floor. The basement can be accessed from off the kitchen and has a separate entrance from the backyard leading to the generously sized living/family room with a built-in bar, perfect for entertaining. The large storage/laundry room could easily be converted into a fourth bedroom, and there's certainly enough space to add a fifth bedroom or a home office or two if needed. Located in a desirable community with mature trees, this home is close to schools, just 15 minutes from downtown, and near shopping, amenities, and the C-train. Don't miss this rare opportunity to own a well-maintained home with unlimited potential!