9808 Austin Road SE
Calgary, Alberta

MLS # A2247071

$524,900

Division:	Acadia
Type:	Residential/House
Style:	Bungalow
Size:	1,106 sq.ft.
Age:	1961 (64 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	None
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Level

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A

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!