

\$650,000 - 9408 5 Street Se, Calgary

MLS® #A2263437

\$650,000

4 Bedroom, 2.00 Bathroom, 1,003 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

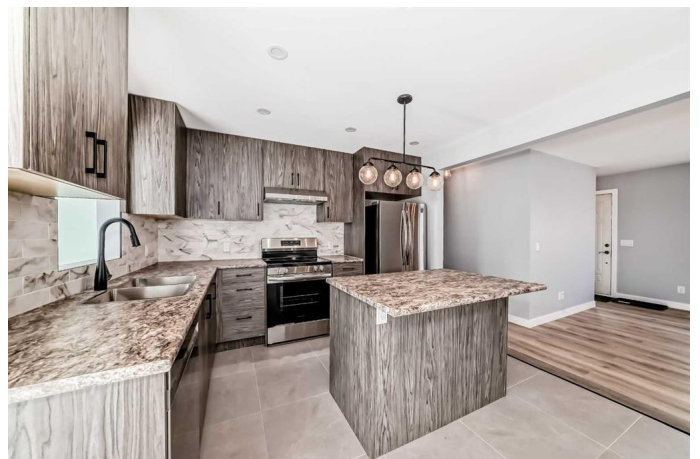
****OPEN HOUSE THIS FRIDAY! OCT 17**

4-6PM! Beautifully Renovated Bungalow in**

Acadia “Across from a Park and Schools!

This remodeled bungalow is ideally located directly across from a large west-facing park and within walking distance to schools in the desirable community of Acadia. Step inside to a spacious living room featuring bay windows that fill the space with natural light and offer picturesque park views. The main floor boasts new luxury vinyl plank and tile flooring throughout. The modernized kitchen

showcases brand-new countertops, cabinetry, backsplash, lighting, and appliances—perfect for any home chef. Down the hall, you'll find a fully renovated 4-piece bathroom with granite countertops, along with three generously sized bedrooms, each updated with new flooring and lighting. The entire main floor has been freshly painted and is move-in ready. Just off the dining area, enjoy a bright and cozy sunroom overlooking the private backyard—an ideal spot to relax. A separate side entrance provides access to the developed basement, offering great potential for future plans. The developed downstairs area features a large family room (great space for a media room or home fitness options), a bedroom, another full bathroom, and ample storage. The spacious laundry/mechanical room includes an extra sink for added convenience. Additional upgrades include CENTRAL AIR CONDITIONING, a TANKLESS HOT WATER SYSTEM, a HIGH-EFFICIENCY FURNACE, a



NEW ELECTRICAL PANEL, 6K worth of new HUNTER DOUGLAS blinds and full asbestos remediation for peace of mind. The backyard is a true retreat with a massive maintenance-free deck, a charming custom-built western-style shed, and a stone water pond. The front exterior features stylish faux stacked stone, poured concrete walkway, and front steps. The OVERSIZED INSULATED & HEATED DOUBLE GARAGE is a dream for any hobbyist or mechanic, complete with 220V wiring and NEW high-efficiency garage doors. Plus, there's convenient RV parking with a large vehicle gate—ideal for storing your outdoor toys. Don't miss out on this turnkey gem—call today to schedule your private showing!

Built in 1961

Essential Information

MLS® #	A2263437
Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.11
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9408 5 Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2J 1k5

Amenities

Parking Spaces 4

Parking Double Garage Detached, RV Access/Parking, RV Gated

of Garages 2

Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Lawn, Level, Private, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 16

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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