

# \$579,900 - 9519 Academy Drive Se, Calgary

MLS® #A2239551

**\$579,900**

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.14 Acres

Acadia, Calgary, Alberta

Great Opportunity to own this 4 bedroom bungalow in Desirable Acadia Area. This is a ideal home to Renovate. The main floor features 3 bedrooms, large living / dining room with a fireplace and a 5 piece bath. The rear bedroom has patio door to the deck. Lower level features lots of room, currently has a bedroom , large recreation room , a 3 piece bath and lots of storage. Carport with attached shed , Large South Facing rear lot with a back lane Fenced yard, Steps to the school and playground. Great potential , Good Neighbourhood. Lots of shopping, very central location to main roads and close to downtown . Desirable location.

Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239551    |
| Price          | \$579,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,066       |
| Acres          | 0.14        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9519 Academy Drive Se |
| Subdivision | Acadia                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2J 1A6               |

## Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 1       |
| Parking        | Carport |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Separate Entrance  |
| Appliances        | Dishwasher, Electric Stove, Range, Range Hood, Refrigerator, Satellite TV Dish |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning, Brick Facing   |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Garden, Private Yard, Storage         |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame, Wood Siding       |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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