

# \$599,900 - 9524 Assiniboine Road Se, Calgary

MLS® #A2219217

**\$599,900**

1 Bedroom, 1.00 Bathroom, 1,122 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

**FIRST-TIME BUYERS & INVESTORS TAKE NOTE!** Discover an exceptional opportunity to own this meticulously maintained family home nestled on a peaceful, family-friendly street in the highly desirable community of Acadia. Boasting over 2,000 sq.ft. of move-in ready living space, this residence offers a fantastic canvas for your personal style. Whether you're looking to settle in immediately, renovate at your own pace, or explore investment potential, this property delivers. Enjoy unparalleled convenience with four schools within walking distance (Acadia School, David Thompson, St. Cecilia, and Foundation Of The Future School), plus easy access to Acadia's abundant lifestyle amenities. Cherished by its original owner, the pride of ownership is evident throughout this well-cared-for home. Recent upgrades include a newer roof, a 2021 water heater, a 2024 furnace & A/C, a water softener, a central vacuum system, new basement carpet, and a new dishwasher. This is more than just a house; it's a chance to create your future in a wonderful community.

Built in 1961

## Essential Information

MLS® #	A2219217
Price	\$599,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	1,122
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9524 Assiniboine Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0Z6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Level, Low Maintenance Landscape, Private, Treed

Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	7
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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