

9831 Adrian Place SE
Calgary, Alberta

MLS # A2232660



\$987,000

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| Division: | Acadia | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,381 sq.ft. | Age: | 1963 (62 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached, RV Access/Parking | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land | | |

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| Heating: | High Efficiency, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Mixed | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Closet Organizers | | |

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| Inclusions: | N/A |
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Welcome to 9831 Adrian Place SE — A Fully Renovated Gem in Calgary’s Southeast! This beautifully updated 5-bedroom home has been meticulously redone right from the studs. Wrapped in energy-efficient 2” SIS foam panel insulation and finished with durable HardiePlank siding, it offers long-lasting comfort, efficiency, and curb appeal. Step inside to enjoy peace of mind with brand-new electrical (200A panel) and all-new plumbing throughout. The main living area is anchored by a striking 6-ft electric fireplace, adding warmth and modern flair. The fully developed basement with a separate private entrance presents excellent potential for rental income or multi-generational living. Upstairs, the primary bedroom is a true retreat with a rare double walk-in closet and direct access to a spacious 180 sq. ft. composite deck — perfect for morning coffee or evening relaxation. Ideally located close to Southcentre Mall, Deerfoot Meadows (Costco, IKEA, Superstore), and local plazas — everything you need is just minutes away! Situated in a quiet, family-friendly neighborhood, this move-in-ready home is one you don’t want to miss. Book your private showing today!