

9728 Alberni Road SE
Calgary, Alberta

MLS # A2310352



\$639,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Rear Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Level		

Heating: Forced Air, Natural Gas

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Straw, Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Sauna

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Fridge, Stove, Dishwasher

This well-maintained, lovingly cared-for bungalow is situated on a quiet street in the established, family-friendly community of Acadia — one of Calgary's most sought-after southeast neighbourhoods. Inside, gleaming hardwood floors and natural light immediately impress. The spacious living room is bright and inviting — perfect for relaxing evenings or entertaining guests — flowing seamlessly into the dining room and kitchen area for the whole family to gather. Three comfortable and well-sized bedrooms on the main floor, including a primary retreat with dual closets, alongside a 3-piece main bath, completing the main level. Head downstairs and discover a fully finished living space, gather in the expansive family room and connect over movies, games, and cozy conversations around the fireplace. A separate rec room offers endless versatility for a home gym, playroom, home office, or hobby space. Also on this level is a fourth bedroom, a full 4-piece bathroom, a dedicated laundry room, and loads of storage — everything a busy family needs tucked neatly out of sight. Outside, the oversized double detached garage is ideal for two vehicles, a workshop, or recreational gear — privately nestled behind the home with back lane access. The yard offers great space for children and pets to play, with room to barbecue and garden. Located in the heart of Acadia, residents enjoy walkable access to schools, parks, and the Acadia Recreation Complex, with the Osten & Victor Alberta Tennis Centre, Southcentre Mall, Chinook Centre, Costco, and the Heritage LRT all just minutes away. Fish Creek Park, Deerfoot Trail, Blackfoot Trail, and MacLeod Trail are all within easy reach — making this location as practical as it is enjoyable. A rare opportunity to own a fully developed, impeccably maintained home on a quiet street in one

of Calgary's most enduring communities. Welcome home!