

\$362,000 - 7120, 9400 Blackfoot Trail Se, Calgary

MLS® #A2256144

\$362,000

2 Bedroom, 2.00 Bathroom, 776 sqft

Single Family on 0.00 Acres

Acadia, Calgary, Alberta

INTRODUCING MINTOFT PLACE ON BLACKFOOT TRAIL, IN BEAUTIFUL CENTRAL SE, CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "N4" unit with high-spec features. You will feel right at home in this well thought-out, 776.02 RMS sq.ft. (837 sq.ft. builder size). 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring throughout common areas, carpets in the bedrooms and closets (option to upgrade to LVP), Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV), and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows), sizeable closet and 4 pc ensuite. Nearby is the second bedroom and 4pc main bath with quartz counters, and undermount sink. The spacious laundry/storage room is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included (storage lockers available for purchase). A once in a lifetime community off



Blackfoot Trail and Southland Drive in Calgary. Nature lovers will appreciate that Sue Higgins park and Carburn Park are a short stroll away. Deerfoot meadows shopping centre, anchored by Costco, Ikea and Walmart, along with many other amazing shops and restaurants are located in very close proximity. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY, PURCHASER CAN STILL MAKE SELECTIONS, and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE IS APRIL 2027-DECEMBER 2028. VISIT THE SHOW SUITE OR CALL TODAY FOR MORE INFO. (id:6289)

Built in 2027

Essential Information

Listing #	A2256144
Price	\$362,000
Bedrooms	2
Bathrooms	2.00
Square Footage	776
Acres	0.00
Year Built	2027
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	7120, 9400 Blackfoot Trail Se
Subdivision	Acadia
City	Calgary
Province	Alberta
Postal Code	T2J0T2

Amenities

Amenities	Park, Playground, Schools, Shopping
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Features	Parking
Parking Spaces	1
Parking	Underground, Visitor Parking

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Electric Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Composite Siding, Metal
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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