

\$562,000 - 9819 Austin Road Se, Calgary

MLS® #A2263027

\$562,000

5 Bedroom, 2.00 Bathroom, 1,033 sqft
Single Family on 0.13 Acres

Acadia, Calgary, Alberta

Escape the hustle and bustle and come home to this quiet tree lined street that is easily one of the prettiest in Acadia. This bungalow property has been lovingly and carefully updated and maintained by its current owners for over 30 years. It is move-in ready in its current state or could be gradually updated as a project home. The yard and gardens are something out of a gardening magazine and only enhances what is already offered by the street as a whole. The sun-soaked floorplan consists of a spacious main floor living area with a separate dining area and a private kitchen overlooking the back yard space. Tasteful archways enrich the transitions in these areas and the living and hallways are adorned with attractive hardwood flooring. Down the hall you have three bedrooms and a vintage shared bathroom that looks as it did on the day it was built. Youâ€™™ll notice fine handcrafted built-ins in many of the closets and storage spaces throughout the home, tastefully expanding the storage space. Downstairs youâ€™™ll find two additional bedrooms, both with egress windows along with an updated four-piece bathroom. There is also huge living area with a eucalyptus hardwood floor complete with a wet bar and a space for a dishwasher. Mechanically sound, there is an updated high efficiency furnace and 50-gallon hot water tank. The windows are updated as are the shingles. The fully fenced back yard is second to none and has two storage sheds and a 22â€™™x24â€™™ double



9819 AUSTIN ROAD SE
BED. 5, BATH. 2, STUNNING - CALGARY, AB
MAIN LEVEL (AG) - 1032.59 Sq Ft / 95.93 m²
TOTAL ABOVE GRADE RMS SIZE - 1032.59 Sq Ft / 95.93 m²
BASEMENT (B) - 1037.39 Sq Ft / 77.79 m²
TOTAL DEVELOPED AREA (AG) - 1032.59 Sq Ft / 95.93 m²
TOTAL DEVELOPED AREA (B) - 1037.39 Sq Ft / 77.79 m²
TOTAL DEVELOPED AREA (AG+B) - 2070.00 Sq Ft / 193.72 m²



detached garage with paved lane access. The close in community of Acadia offers many nearby amenities including all schools through high school, relative closeness to the LRT and other transit options and easy road access to Deerfoot, Blackfoot and Macleod Trails. There is so much here in this complete package. Come and see for yourself today! (id:6289)

Built in 1961

Essential Information

Listing #	A2263027
Price	\$562,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,033
Acres	0.13
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9819 Austin Road Se
Subdivision	Acadia
City	Calgary
Province	Alberta
Postal Code	T2J0Z7

Amenities

Amenities	Playground, Schools, Shopping
Features	Treed, Back lane, Wet bar, PVC window, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings, Garage door opener
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Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Wood siding
Exterior Features	Garden Area, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Home Smart Real Estate



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Listing information last updated on October 12th, 2025 at 5:16pm PDT