

# \$650,000 - 9408 5 Street Se, Calgary

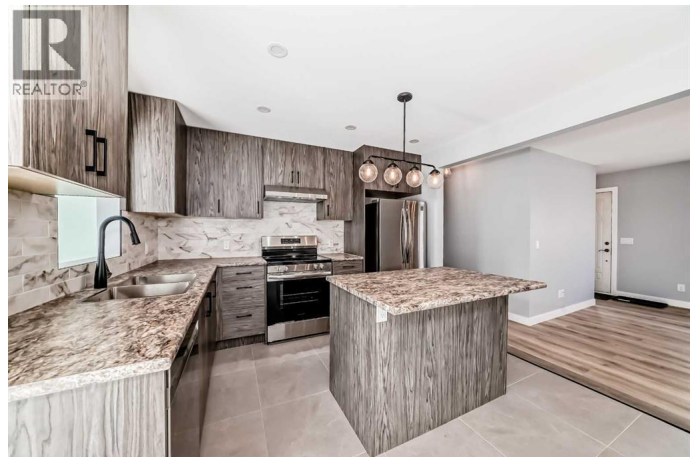
MLS® #A2263437

## \$650,000

4 Bedroom, 2.00 Bathroom, 1,003 sqft  
Single Family on 0.11 Acres

Acadia, Calgary, Alberta

Beautifully Renovated Bungalow in Acadia â€“ Across from a Park and Schools! This remodeled bungalow is ideally located directly across from a large west-facing park and within walking distance to schools in the desirable community of Acadia. Step inside to a spacious living room featuring bay windows that fill the space with natural light and offer picturesque park views. The main floor boasts new luxury vinyl plank and tile flooring throughout. The modernized kitchen showcases brand-new countertops, cabinetry, backsplash, lighting, and appliancesâ€”perfect for any home chef. Down the hall, you'll find a fully renovated 4-piece bathroom with granite countertops, along with three generously sized bedrooms, each updated with new flooring and lighting. The entire main floor has been freshly painted and is move-in ready. Just off the dining area, enjoy a bright and cozy sunroom overlooking the private backyardâ€”an ideal spot to relax. A separate side entrance provides access to the developed basement, offering great potential for future plans. The developed downstairs area features a large family room (great space for a media room or home fitness options), a bedroom, another full bathroom, and ample storage. The spacious laundry/mechanical room includes an extra sink for added convenience. Additional upgrades include CENTRAL AIR CONDITIONING, a TANKLESS HOT WATER SYSTEM, a HIGH-EFFICIENCY FURNACE, a NEW ELECTRICAL PANEL, 6K worth of new



HUNTER DOUGLAS blinds and full asbestos remediation for peace of mind. The backyard is a true retreat with a massive maintenance-free deck, a charming custom-built western-style shed, and a stone water pond. The front exterior features stylish faux stacked stone, poured concrete walkway, and front steps. The OVERSIZED INSULATED & HEATED DOUBLE GARAGE is a dream for any hobbyist or mechanic, complete with 220V wiring and NEW high-efficiency garage doors. Plus, there's convenient RV parking with a large vehicle gate—ideal for storing your outdoor toys. Don't miss out on this turnkey gem—call today to schedule your private showing! (id:6289)

Built in 1961

Essential Information

Listing #	A2263437
Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,003
Acres	0.11
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9408 5 Street Se
Subdivision	Acadia
City	Calgary
Province	Alberta
Postal Code	T2J1k5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Closet Organizers, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Detached Garage, RV
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Benchmark
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