

# \$849,900 - 9739 Academy Drive Se, Calgary

MLS® #A2203785

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,039 sqft  
Residential on 0.12 Acres

Acadia, Calgary, Alberta

Welcome to Your Dream Home in Acadia! This beautifully renovated bi-level offers over 2,000 sq. ft. of thoughtfully designed living space, featuring 4 bedrooms and 3 bathrooms. Taken down to the studs and rebuilt with meticulous attention to detail, no space has been left undeveloped. The heart of the home is the stunning kitchen, perfect for cooking and entertaining, with views overlooking the landscaped backyard. Oversized windows flood the space with natural light, complemented by elegant glass railings and tiled feature walls. Cozy up by one of the two fireplaces or enjoy the custom wet bar – ideal for hosting. The primary suite is a true retreat, boasting a walk-through closet with built-in storage and a luxurious 4-piece ensuite. The fully developed lower level features a spacious laundry room with custom millwork and a finished storage area. Step outside to an entertainer's paradise, complete with a custom firebowl, shed, deck, and mature trees. The yard is partially turfed, illuminated with elegant lighting, and includes a stamped concrete parking pad. For year-round comfort, the home offers air conditioning and an oversized garage with spray foam insulation and a powerful gas heater. Located close to parks, schools, retail, and dining, with easy access to Southland Drive, MacLeod Trail, Blackfoot Trail, and Deerfoot Trail, this home truly has it all. Come see for yourself – this exceptional property must be experienced to be fully appreciated!



Built in 1963

## Essential Information

MLS® #	A2203785
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,039
Acres	0.12
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	9739 Academy Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1A9

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Heated Garage, Parking Pad, RV Access/Parking, 220 Volt Wiring, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Pantry, Stone Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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