5207 9400 Blackfoot Trail SE

Calgary | Active | MLS® A2302361

$496,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2027**	**1,174.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Estimated completion April 2027-December 2028. PHOTOS ARE OF FORMER SHOW SUITE - ACTUAL UNIT FINISHES WILL VARY. Welcome to MINTOFT PLACE ON BLACKFOOT TRAIL, a brand-new development by CEDARGLEN LIVING, 6x Customer Insight Builder of Choice Award winner. This “S” floor plan offers 1,174.36 sq. ft. RMS (1,259 sq. ft. builder size) with 3 beds + 2 baths, and a bright open-concept layout with 9’ ceilings and LVP flooring throughout common areas, carpets in the bedrooms and closets (option to upgrade to LVP). The modern kitchen features quartz countertops, large island, stainless steel appliances, undermount sink, and huge pantry. The spacious living and dining area is ideal for entertaining and relaxing. The primary bedroom includes a walkin closet, and 4pc ensuite, while the second and third bedrooms are thoughtfully positioned for added privacy near the 2nd 4pc bathroom. Additional highlights include Low-E triple-glazed windows, ERV fresh air system, BBQ gas line, in-suite laundry, sound-reducing membrane, glass patio railing, and 1 titled underground parking stall. 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 and rental friendly complex.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2302361
Bedrooms	3
Bathrooms	2
Year Built	2027
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,174.36 sq. ft.

Main Level Finished Area:	1,174.36 sq. ft.
Condo Fee:	$484.62
Condo Fee Includes:	Common Area Maintenance, Gas, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	Northeast
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2027 (Age: -)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	TBD
Heating:	Baseboard, Electric
Foundation:	Poured Concrete
Builder:	CEDARGLEN LIVING INC
New Constr.:	Yes
Construction Material:	Composite Siding, Metal Siding, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Guest, Parking Lot, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Acadia
Amenities:	Bicycle Storage, Dog Park, Elevator(s), Park, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 9'9" × 9'7" ·
Main Floor	Kitchen · 21'11" × 9' ·
Main Floor	Dining Room · 13'3" × 8'7" ·
Main Floor	Living Room · 15'3" × 11'6" ·
Main Floor	Laundry · 10'9" × 5' ·

Main Floor	Bedroom - Primary · 13'7" × 10'8" ·
Main Floor	Bedroom · 11'6" × 9'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Open Floorplan, Stone Counters
Exterior Features:	Courtyard, Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Apr 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5207-9400-blackfoot-trail-se-calgary-a2302361/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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