9504 3 Street SE

Calgary | Active | MLS® A2339567

$719,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1962**	**1,045.01 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

Step inside, a beautifully renovated bungalow situated on a large corner lot in the established community of Acadia. Offering exceptional flexibility for homeowners and investors alike, this turnkey property features a fully self-contained 2-bedroom, 1 bathroom, illegal basement suite with its own private entrance, dedicated driveway, and separate outdoor space-creating a rare opportunity for truly independent living under one roof.

Extensively updated from top to bottom, the main floor seamlessly blends timeless character with modern updates. Refinished original hardwood floors, a bright and inviting open concept layout, two spacious bedrooms with walk-in closets, and two full bathrooms create an ideal living space for owners and families alike. The beautifully updated kitchen is complemented by brand-new appliances and thoughtful finished throughout. Head outside where the thoughtfully designed hardscape landscaping enhances the outdoor living experience with timeless stonework, defined entertaining spaces, and low-maintenance beauty. Every element has been carefully integrated to create a seamless extension of the home’s architecture.

Beyond the cosmetic improvements, the home has undergone substantial mechanical and structural upgrades, including triple-pane windows, durable hardie board siding, updated electrical, a new furnace, new hot water tank, sump pump and water softener. A new fence surrounds the property, while the new 25 x 21’ double detached garage offers ample parking, storage, and workspace.

Whether you’re a first-time buyer looking to offset your mortgage, a multi-generational family seeking space and privacy, or an investor searching for a strong income-producing property, this home delivers a unique combination of comfort, functionality, and long-term value.

Located in one of Calgary’s most established and desirable communities, Acadia offers excellent access to schools, parks, shopping, transit, major roadways, and downtown. Rarely does a property offer this level of renovation, flexibility, and income potential in such a sought-after location come to market.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339567
Bedrooms	4
Bathrooms	3
Year Built	1962
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,045.01 sq. ft.
Main Level Finished Area:	1,045.01 sq. ft.
Below Grade Finished Area:	943 sq. ft.
Acreage:	No
Lot Area:	5,780 sq. ft.
Lot Frontage:	95'8 7/8 "
Lot Details:	Irregular shaped corner lot.
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	4
Year built:	1962 (Age: 64)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	577JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Driveway, On Street, Oversized, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Main Level, Multiple Locations
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Built-In Electric Range, Built-In Refrigerator, Central Air Conditioner, Dryer, Microwave Hood Fan, Washer, Water Softener, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 10'11" × 8'10" ·
Main Floor	Kitchen · 18'7" × 12'3" ·
Main Floor	Living Room · 18'11" × 13'8" ·
Main Floor	Laundry · 6' × 3'7" ·
Main Floor	Bedroom - Primary · 11'2" × 10'11" ·

Main Floor	Walk-In Closet · 5'10" × 4'3" ·
Basement	Bedroom · 12'7" × 11'8" ·
Basement	Bedroom · 11'6" × 11'2" ·
Basement	Kitchen · 12'2" × 11'4" ·
Basement	Laundry · 8'7" × 5'10" ·
Basement	Game Room · 18'6" × 11'5" ·
Basement	Storage · 10'3" × 6'11" ·
Basement	Furnace/Utility Room · 6'2" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Many Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Aug 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9504-3-street-se-calgary-a2339567/

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