9524 3 Street SE

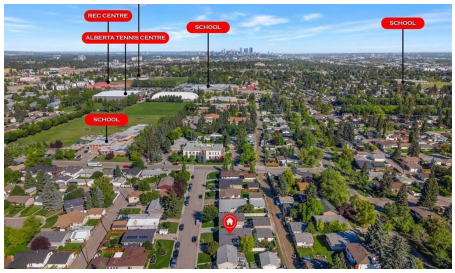
Calgary | Active | MLS® A2347151

$599,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1961**	**1,286.99 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Discover an incredible opportunity in the sought-after community of Acadia! This charming mid-century bungalow sits on a spacious rectangular lot and offers a smart, highly functional layout, complete with major peace-of-mind upgrades including newer plumbing, a newer furnace, AC, a hot water tank, fence, roof and windows. The bright main level features a large living room illuminated by a striking oversized architectural window, a welcoming dining space, and a well-arranged kitchen with views of the backyard. Down the hall are three comfortable bedrooms and a full bathroom. The fully finished lower level adds substantial living space, complete with a massive recreation room ideal for a media area or play zone, a flexible private den perfect for a home office or hobby space, and an expansive utility and laundry room with ample storage. Outside, the property includes a front driveway, a convenient side carport, and a detached rear garage. Ideally located just minutes from top-rated schools, Southcentre Mall, and scenic Bow River pathways, this home is a must-see. Book your viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347151
Bedrooms	3
Bathrooms	1
Year Built	1961
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,286.99 sq. ft.
Main Level Finished Area:	1,205.14 sq. ft.
Below Grade Finished Area:	1,081.46 sq. ft.

Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	50'1½"
Front Exposure:	West
Unit Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1961 (Age: 65)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	577JK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	Central Air
Fireplaces:	1

Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings
Inclusions:	DISHWASHER, ELECTRIC STOVE, GARAGE CONTROL(S), REFRIGERATOR, WINDOW COVERINGS, MICROWAVE, A/C
Restrictions:	Non-Smoking Building
Main Floor	Living Room · 20'5" × 13'5" ·
Main Floor	Dining Room · 13'6" × 10'4" ·
Main Floor	Bedroom · 9'11" × 8'11" ·
Main Floor	Kitchen · 13'6" × 10'2" ·
Main Floor	Bedroom · 13'5" × 9'3" ·
Main Floor	Bedroom - Primary · 13'10" × 13'6" ·
Basement	Game Room · 28'10" × 25'11" ·
Basement	Furnace/Utility Room · 19' × 13'3" ·
Basement	Den · 13'1" × 12'8" ·
Basement	Other · 10'5" × 6'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9524-3-street-se-calgary-a2347151/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.