

# \$849,000 - 9011 Ancourt Road Se, Calgary

MLS® #A2234145

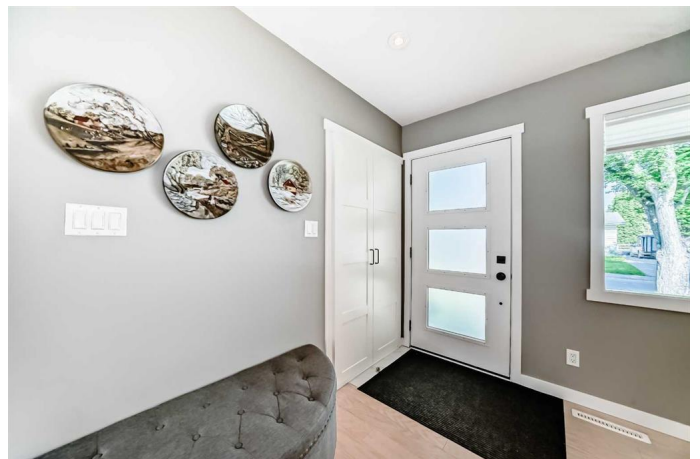
**\$849,000**

4 Bedroom, 3.00 Bathroom, 1,345 sqft

Residential on 0.15 Acres

Acadia, Calgary, Alberta

This beautifully RENOVATED 1,350 ft<sup>2</sup> bungalow, built in 1961, blends timeless charm with modern style. Set on a generous 65' x 100' lot, the home is move-in ready and thoughtfully upgraded throughout. The main floor features hardwood flooring and a bright, open layout. The kitchen is a STANDOUT, offering an oversized quartz island with ample drawer storage, an upgraded 6-burner gas cooktop, built-in appliances, a pantry, and a garburator. The inviting living room centers around a gas fireplace finished in white herringbone tile with a crisp white mantle—perfect for cozy evenings. The primary bedroom offers a perfect blend of comfort and function, with a walk-through closet, a 4-piece ensuite with double sinks and a sleek walk-in shower, plus direct access to a private deck—ideal for enjoying your morning coffee. A second 4 pc bathroom completes the main level. Downstairs, you'll find a spacious family room filled with natural light, complete with built-in wall cabinetry and a wet bar with a beverage centre. Two additional bedrooms and a full bathroom make this level perfect for guests, teens, or a growing family. Step outside to a sunny west-facing backyard designed for entertaining and low maintenance, with artificial turf, a two-tiered layout including a patio and deck, and upper area with fire pit. The IMPRESSIVELY OVERSIZED 28x22 garage is heated, insulated, and built for more than just parking. With ample space for storage, hobbies, or



weekend projects, it also comes fully outfitted with epoxy floors, built-in cabinets, a sturdy workbench, and pull-out organizers to keep everything in its place. Recent upgrades include a new furnace and hot water tank (2023), plus central air conditioning for year-round comfort. This is your chance to own a turn-key, modern home in a mature neighbourhoodâ€”donâ€™t miss it!

Built in 1961

**Essential Information**

MLS® #	A2234145
Price	\$849,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,345
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9011 Ancourt Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1V6

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, Oversized, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Wet Bar
Appliances	Bar Fridge, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	4
Zoning	H-GO

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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