

# \$689,900 - 9204 5 Street Se, Calgary

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MLS® #A2218139

**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,046 sqft  
Residential on 0.17 Acres

Acadia, Calgary, Alberta

Welcome to this beautifully reimagined 4-bedroom, 3-bathroom bungalow in the ever-desirable community of Acadia. Situated on a 7,319 sq.ft. H-GO zoned corner lot, this property offers comfortable, modern living today and exciting future development potential.

Upon entering the main level, you're greeted by warm oak hardwood floors and a spacious, inviting living room anchored by a cozy gas fireplace with a craftsman-style mantle. The heart of the home is the well-appointed kitchen, featuring a large central island with a built-in dishwasher and bar fridge, ample cabinetry, and generous counter space—all flowing seamlessly into the dining area for easy entertaining and everyday living.

Thanks to a smart reconfiguration of the main floor, the primary bedroom now functions as a true retreat with a private 4-piece ensuite and a bright, well-lit walk-in closet. A second bedroom, perfect for guests or use as a home office, and another full bathroom complete this level.

The fully developed basement extends the living space with two additional bedrooms, a third full bathroom, a large family room ideal for movie nights, and a convenient laundry area. With a separate entrance at the top of the stairs, the layout offers great potential for multi-generational living or the addition of a



secondary suite (subject to approval and permitting by the city).

Step outside and enjoy the shaded patio off the kitchen, perfect for summer barbecues, and the generously sized yard, ideal for kids, pets, or evening fires with friends and family. The property also features a detached double garage with alley access and a paved front parking pad with room for two more vehicles.

Located in one of Calgary’s most established communities, this home is within walking distance to schools for all age groups, local parks, and excellent recreational facilities like the Alberta Tennis Centre and Acadia Pool. With easy access to transit and major roadways, it’s the perfect balance of convenience and community.

Whether you're searching for a turnkey family home or a versatile holding property with long-term development upside, this Acadia gem is sure to impress. Book your private viewing today!

Built in 1962

**Essential Information**

MLS® #	A2218139
Price	\$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,046
Acres	0.17
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9204 5 Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1K5

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Off Street, Parking Pad, Front Drive, Paved, Side By Side
# of Garages	2

## Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	H-GO

## Listing Details

Listing Office                      Boutique Real Estate Group Inc.

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