

\$535,000 - 9716 2 Street Se, Calgary

MLS® #A2257848

\$535,000

4 Bedroom, 3.00 Bathroom, 1,625 sqft
Residential on 0.11 Acres

Acadia, Calgary, Alberta

Opportunity awaits in sought-after Acadia! This spacious 4-level split offers over 1,600 sq. ft. of developed living space (2,200+ sq. ft. total) and sits on a generous lot with loads of potential. Featuring a versatile layout with plenty of functional aspects, this property is ready for your vision, whether youâ€™re looking to renovate, invest, or create your dream home. This property is a true fixer-upper, offering the perfect canvas and blank space for those eager to customize every detail to their taste. With solid bones and an excellent location close to schools, shopping, transit, and major routes, this is a rare and fantastic opportunity to transform a property in one of Calgaryâ€™s most established communities. Offered as-is and priced for value, bring your ideas and unlock the potential!

Built in 1962

Essential Information

MLS® #	A2257848
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.11



Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9716 2 Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0W2

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	Beamed Ceilings, High Ceilings, Storage
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.