

# \$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 | High Ceilings, Storage, Beamed Ceilings |
| 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 |
|----------------|------------|

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