$892,900 - 9519 2 Street Se, Calgary

MLS® #A2256591

$892,900
5 Bedroom, 3.00 Bathroom, 1,280 sqft
Residential on 0.11 Acres

Acadia, Calgary, Alberta

Welcome to your DREAM HOME in Acadia! This stunning bungalow boasts over 2279 square feet of living space has been stripped down to the studs and completely rebuilt with precision, care, and style. Every detail is brand new and never lived in, offering the best of inner city living combined with high-end finishes. Best part - youâ€™ll find a brand-new 2 bedroom legal suite in the basement, complete with its own heating system, soundproofing, and a full custom kitchen. Perfect for hosting guests, extended family living or generating additional income. The curb appeal is undeniable. With all new Hardie siding, fresh parging, new roof, windows, exterior doors, and immaculate landscaping with concrete walkways, new stairs, fresh sod, and sleek fencing. Youâ€™ll love relaxing on either of the two new decks, one in front for morning coffee and one in the back for evening gatherings. Step inside and be wowed by the open, airy layout thatâ€™s both functional and beautiful. The custom kitchen is the heart of the home, with a built-in bench dining area, high-end finishes, and thoughtful design for everyday living and entertaining. The living room space featureâ€™s a stunning Napoleon fireplace making it warm and inviting year-round. The primary bedroom boasts a 150 sq ft addition featuring a huge walk-in closet and a luxurious Spa-like ensuite complete with freestanding tub, double vanity and a Steam shower. Another 2 larger bedrooms and full bathroom complete the

main level. And in the hallway youâ€™ll find separate laundry and a main floor bathroom featuring stylish fixtures and quality craftsmanship.

Heading downstairs you have a completely separate entrance to the suite for added privacy. The finishing is just as nice as the main floor, with a custom kitchen space, separate laundry and another Napoleon fireplace. Additional large windows add an abundance of natural light to the space. Completed with another two bedrooms, full bathroom and office nook, youâ€™ll be impressed.

This home has been completely transformed and offers excellent efficiency with upgraded R-50 attic insulation, a new high-efficiency hot water tank, new AC, new HRV, 200-amp electrical service with a brand-new panel, and all-new PEX plumbing throughout. The oversized garage is a standout, with two windows, a new concrete floor, insulation, drywall, fresh paint, and a gas line for a heater. Beside the garage is a new concrete parking pad with RV gate for storing your toys. As well, no neighbours directly behind you gives you extra privacy! Nestled in one of Calgaryâ€™s most high demand neighbourhoods, where youâ€™re close to parks, schools, shopping, and transit, with easy access to major routes. This rebuild offers the peace of mind and style youâ€™ve been searching for. Everything is new. Everything is ready. All thatâ€™s missing is you!

Built in 1962

Essential Information

MLS® #	A2256591
Price	$892,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,280
Acres	0.11
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9519 2 Street Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0V8

Amenities

Parking Spaces	1
Parking	Alley Access, Oversized, See Remarks, Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Other
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Lighting, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Other, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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