

# \$549,900 - 8811 Ancourt Road Se, Calgary

MLS® #A2243879

**\$549,900**

5 Bedroom, 2.00 Bathroom, 1,172 sqft

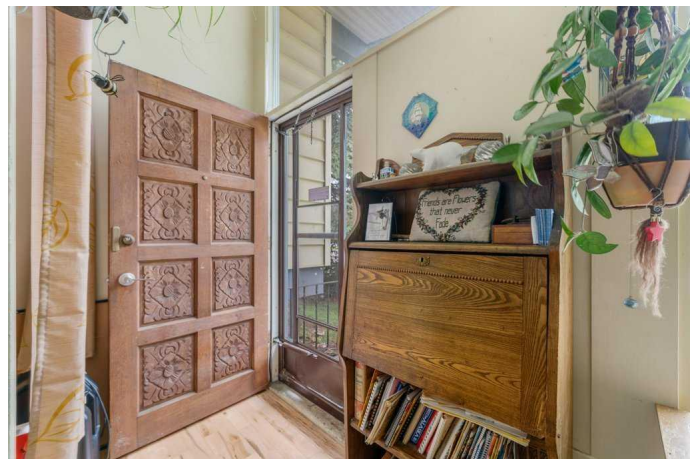
Residential on 0.15 Acres

Acadia, Calgary, Alberta

Drive up to this home on the tree-lined street & look up to see the fully encompassing canopy of numerous Elm trees! Fabulous location in the heart of Acadia backing to a park & facing the school green space. No more stress of long, crazed commutes to get the kids off to school! Instead they can walk to numerous local elementary, middle & high schools! Catch a bus around the corner to get to wherever you need! Shopping, restaurants & other conveniences are only minutes away plus a quick commute to City Centre from this centralized location. The home offers an amazing open floorplan flooded with natural light from loads of large windows. Soaring vaulted ceilings in the kitchen, dining & great room plus 5 bedrooms, a recreation room with fireplace, den, laundry & storage rooms. Large carport has been closed in making it easily convertible to a single attached garage or use as-is for a protected outdoor living space. Other homes in Acadia with the same floor plan & fully renovated have recently been sold for over \$750,000, making this the perfect opportunity for a sweat equity project or for a profitable fix and flip. Great bones, updated mechanicals, massive private yard with mature trees all combine to make this a truly desirable investment.

Built in 1961

## Essential Information



MLS® #	A2243879
Price	\$549,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	8811 Ancourt Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1V4

### **Amenities**

Parking Spaces	2
Parking	Carport, Driveway, Off Street, Parking Pad, RV Access/Parking

### **Interior**

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Garden, Playground
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Lot Description	Back Lane, Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 28th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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