

9831 Adrian Place SE  
Calgary, Alberta

MLS # A2232660

\$1,007,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,381 sq.ft.	Age:	1963 (62 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers		

Inclusions: N/A

Welcome to 9831 Adrian Place SE – A Fully Renovated Gem in Calgary’s Southeast! This beautifully updated 5-bedroom home has been meticulously redone right from the studs. Wrapped in energy-efficient 2” SIS foam panel insulation and finished with durable HardiePlank siding, it offers long-lasting comfort, efficiency, and curb appeal. Step inside to enjoy peace of mind with brand-new electrical (200A panel) and all-new plumbing throughout. The main living area is anchored by a striking 6-ft electric fireplace, adding warmth and modern flair. The fully developed basement with a separate private entrance presents excellent potential for rental income or multi-generational living. Upstairs, the primary bedroom is a true retreat with a rare double walk-in closet and direct access to a spacious 180 sq. ft. composite deck – perfect for morning coffee or evening relaxation. Ideally located close to Southcentre Mall, Deerfoot Meadows (Costco, IKEA, Superstore), and local plazas – everything you need is just minutes away! Situated in a quiet, family-friendly neighborhood, this move-in-ready home is one you don’t want to miss. Book your private showing today!