

# \$779,900 - 9816 Austin Road Se, Calgary

MLS® #A2264038

**\$779,900**

4 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

Welcome to 9816 Austin Road SE. Tucked away on a quiet, tree-lined street, this extensively upgraded four-bedroom, three-bathroom home combines modern luxury with timeless design. Every detail has been thoughtfully planned and professionally renovated—nothing was overlooked. From the moment you arrive, the stunning low-maintenance front garden and freshly stuccoed exterior set the tone for what's inside. Step through the front door and you're greeted by an impressive open-concept living space featuring vaulted ceilings, exposed beams, and a custom fireplace that anchors the room in warmth and style. The chef-inspired kitchen is equipped with high-end finishes, premium cabinetry, and an elegant flow perfect for both entertaining and everyday living. Upstairs, retreat to your luxurious primary suite with a walk-through closet leading to a spa-inspired five-piece ensuite—complete with soaking tub, double vanities, and top-tier fixtures. A second spacious bedroom and full three-piece bathroom complete the upper level. The lower level continues to impress with two additional bedrooms, a modern three-piece bathroom, laundry area, and a large recreation room ideal for movie nights or a home gym. No detail was spared in this transformation. Extensive front landscaping, a new roof (2023), and prior renovations including newer windows, furnace, hot water tank, kitchen, bathrooms, flooring, and that incredible ensuite—this home truly



has it all. If you're looking for a move-in-ready home in one of Calgary's most desirable, family-friendly neighborhoods, 9816 Austin Road SE delivers craftsmanship, comfort, and character in every square foot.

Built in 1961

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264038      |
| Price          | \$779,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,159         |
| Acres          | 0.11          |
| Year Built     | 1961          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9816 Austin Road Se |
| Subdivision | Acadia              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2J 0Z2             |

Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Double Vanity, Vaulted Ceiling(s), Wet Bar |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, High Efficiency                                                                                                  |
| Cooling         | None                                                                                                                         |
| Fireplace       | Yes                                                                                                                          |
| # of Fireplaces | 1                                                                                                                            |
| Fireplaces      | Electric                                                                                                                     |
| Has Basement    | Yes                                                                                                                          |
| Basement        | Finished, Full                                                                                                               |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Garden                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Stucco, Wood Frame, Concrete                                          |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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