

# \$1,007,000 - 9831 Adrian Place Se, Calgary

MLS® #A2232660

**\$1,007,000**

5 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.15 Acres

Acadia, Calgary, Alberta

Welcome to 9831 Adrian Place SE â€” A Fully Renovated Gem in Calgaryâ€™s Southeast! This beautifully updated 5-bedroom home has been meticulously redone right from the studs. Wrapped in energy-efficient 2â€• 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 â€” perfect for morning coffee or evening relaxation.

Ideally located close to Southcentre Mall, Deerfoot Meadows (Costco, IKEA, Superstore), and local plazas â€” everything you need is just minutes away!

Situated in a quiet, family-friendly neighborhood, this move-in-ready home is one you donâ€™t want to miss. Book your private showing today!



Built in 1963

## Essential Information

MLS® #	A2232660
Price	\$1,007,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,381
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9831 Adrian Place Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1C7

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Closet Organizers
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Stove, Microwave, Washer/Dryer, Disposal, Wine Refrigerator
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Crawl Space

## Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Other, Private Entrance, Permeable Paving
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	Skyrock
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