

\$575,000 - 9883 Athens Road Se, Calgary

MLS® #A2261817

\$575,000

4 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Welcome to 9883 Athens Road SE – a beautifully updated bi-level home situated on a generous corner lot. Offering over 1,680 sq. ft. of developed living space, this 4-bedroom, 2-bathroom property blends comfort and style with thoughtful updates throughout. The main living areas showcase gleaming hardwood floors, sleek white cabinetry, and a striking wood burning fireplace that creates a warm, inviting atmosphere. Natural light fills every corner of the home, highlighting the modern finishes and functional layout. Step outside to enjoy your private backyard retreat, perfect for entertaining. A large deck is ideal for summer barbecues, with a dedicated hot tub area, garden planters, and plenty of green space. The oversized double detached garage, with convenient side alley access, provides excellent parking and storage solutions. Additional highlights include basement laundry facilities and the advantage of a large corner lot measuring over 57 feet wide and more than 100 feet deep – offering both space and privacy. This home is also ideally located just a short drive to retail, shopping, public transit, and major highways including Deerfoot Trail and Macleod Trail. Families will appreciate the close proximity to many excellent schools such as Acadia School, St. Cecilia (Bilingual) Elementary, David Thompson School, Southeast Elementary Campus, South Middle School Campus, R. T. Alderman School, Maple Ridge School, Willow Park School, Janus Academy Junior/Senior High School,



and Lord Beaverbrook High School. Nearby shopping and dining options include Southcentre Mall, Deerfoot Meadows with Costco, IKEA, and a wide selection of restaurants, plus endless choices along Macleod Trail. Recreation amenities such as the Acadia Recreation Complex, Alberta Tennis Centre courts, Trico Centre pool, and Sue Higgins Dog Park are all close at hand. A versatile and stylish property in a desirable Calgary community â€” welcome home!

Built in 1964

Essential Information

MLS® #	A2261817
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9883 Athens Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Covered
# of Garages	2

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.