

\$649,900 - 9212 Academy Drive Se, Calgary

MLS® #A2245850

\$649,900

6 Bedroom, 3.00 Bathroom, 1,493 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Welcome to 9212 Academy Drive & to truly one of the most unique opportunities you will find in this desirable community. This property has generated TREMENDOUS rental income & is now vacated & ready for a new owner to do with it as they please. Quick possession is possible. The current owner built a garage structure which features a newer lane house (illegal) which features a spacious living area, bedroom (no window) + ensuite & a convenient kitchen area. There is parking on both sides, adjacent to the suite. Connected in the same structure is a single garage which features 220V for an electric vehicle. There is a large parking pad on the opposite side. The house was recently rented up & down. The basement suite (illegal) was very good revenue generator, & is in great condition. The main level offers 3 bedrooms, full bathroom & ample kitchen space. The house is air conditioned. The current owner also replaced the sewer line. Great curb appeal & low maintenance exterior. This property appeals to investors, but also to a family who perhaps wants to improve the main level of the house, & use the rest of the property for revenue generation (2 illegal suites). Also a great option for large or multi-generational families. This home is in a prime location, close to parks, shopping, schools & is located on the same street as the Foundations for the Future Charter Academy. This is a fantastic opportunity in desirable Acadia! Total Above Grade Measurements include the Main Level



and Lane House.

Built in 1964

Essential Information

MLS® #	A2245850
Price	\$649,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9212 Academy Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1A4

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Window Coverings
Heating	Baseboard, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Barbecue, Garden, Lighting, Outdoor Grill
Lot Description Back Lane, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2025
Zoning R-CG

Listing Details

Listing Office RE/MAX First

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