$496,000 - 5207, 9400 Blackfoot Trail Se, Calgary

MLS® #A2256134

$496,000
3 Bedroom, 2.00 Bathroom, 1,174 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

INTRODUCING MINTOFT PLACE ON BLACKFOOT TRAIL, IN BEAUTIFUL CENTRAL SE CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "S1" unit with high-spec features. You will feel right at home in this well designed 1,174.36 RMS sq.ft (1,259 sq.ft. Builder size), rare 3 bed, 2 bath home with open plan, 9' ceilings, LVP flooring throughout common areas, carpets in the bedrooms and closets (option to upgrade to LVP), Low E triple glazed windows, BBQ gas line on the balcony, Fresh Air System (ERV), and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows), huge walk-in closet and stunning 4 pc ensuite with dual sinks. The second and third bedrooms are located on the opposite side of the unit for privacy and nearby is a 4pc bath with quartz counters, and undermount sink. The spacious laundry/storage room is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking

stall included (storage lockers available for purchase). A once in a lifetime community off Blackfoot Trail and Southland Drive in Calgary. Nature lovers will appreciate that Sue Higgins park and Carburn Park are a short stroll away. Deerfoot meadows shopping centre, anchored by Costco, Ikea and Walmart, along with many other amazing shops and restaurants are located in very close proximity. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY, PURCHASER CAN STILL MAKE SELECTIONS, and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE IS APRIL 2027-DECEMBER 2028. VISIT THE SHOW SUITE OR CALL TODAY FOR MORE INFO.

Built in 2027

Essential Information

MLS® #	A2256134
Price	$496,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.00
Year Built	2027
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	5207, 9400 Blackfoot Trail Se
Subdivision	Acadia
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2J0T2

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Dog Park, Park
Parking Spaces	1
Parking	Guest, Parking Lot, Stall, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard, Other
Roof	Membrane
Construction	Composite Siding, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	58
Zoning	DC
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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