

\$316,000 - 7111, 9400 Blackfoot Trail Se, Calgary

MLS® #A2256141

\$316,000

1 Bedroom, 1.00 Bathroom, 575 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 "B" unit with high-spec features. You will feel right at home in this well thought-out, 575 RMS sq.ft. (629 sq.ft. builder size). 1 bed, 1 bath home with open plan, 9' ceilings, LVP flooring throughout common areas, carpets in the bedrooms and closets, Low E triple glazed windows, BBQ gas line on the patio, 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, and built in dining area, which transitions into the living area, perfect for entertaining. The spacious bedroom has a large bright window (triple pane windows) and sizeable closet walk-in closet. Right beside your bedroom is a 4pc bath with quartz counters, and undermount sink. Nearby, 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® #	A2256141
Price	\$316,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	575
Acres	0.00
Year Built	2027
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	7111, 9400 Blackfoot Trail Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0T2

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
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	32
Zoning	DC
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.