

\$819,999 - 344 Avonburn Road Se, Calgary

MLS® #A2113308

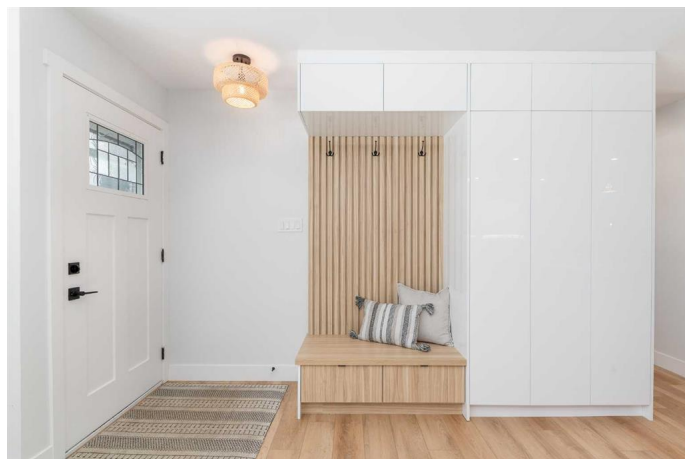
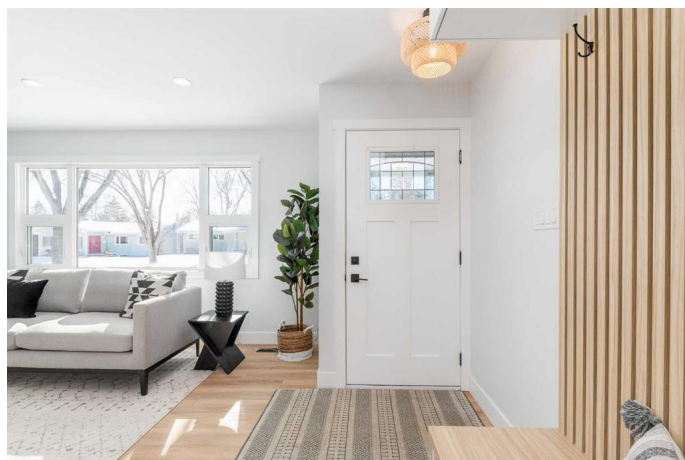
\$819,999

4 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.16 Acres

Acadia, Calgary, Alberta

Discover an unparalleled gem nestled in the heart of Acadia! EXTRA LARGE LOT (55â€™ x 123â€™ / 6760sqft) located on a QUIET, IDYLIC TREE LINED street - excellent location walking distance to schools, Parks, AQUATIC/FITNESS center, public transportation and amenities. Set on a serene street enveloped by majestic MATURE TREES, this home epitomizes the essence of Acadia living at its finest. Completely restructured, this home boasts an expansive finished living space spanning around 2000 sq ft, designed for modern comfort and functionality. As you step inside, the open-concept layout, welcomes you warmly, showcasing immaculate finishes and thoughtful design. The home comes with complete updates/upgrades. Newer ROOF, soffits, eaves, etc., 100 amp NEW ELECTRIC PANEL, HIGH EFFICIENCY FURNACE, Bradford HWT, all new WINDOWS, NEW concrete sidewalk in front, over size single garage built in 2000, over size double garage built in 2024, RV parking, all exterior and interior DOORS replaced, newly landscaped plus new fence. A perfect and beautifully renovated show stopper home. Layout of this home features an L shaped living/dining room, large kitchen with window overlooking the gorgeous and private back yard, 4 bedrooms, 3 bathroom and a very spacious family room with wet bar for those relaxing nights. There is LUXURY VINYL PLANK flooring on the main floor. The basement walls are lined with



STYROFOAM SHEET insulation - giving an excellent R rating. The LOT IS AMAZING! There is an OVERSIZED, INSULATED and DRYWALLED SINGLE GARAGE (21' x 16') - almost a double size plus a separate OVERSIZED DOUBLE GARAGE (21' x 20') - A TRIPLE CAR GARAGE! The newer storage shed is perfect for extra storage. Noteworthy is the 11-ft gate, providing RV parking or trailer storage in the backyard with ton of green space! This meticulously updated bungalow epitomizes a perfect blend of comfort, style, and functionality for contemporary living. Conveniently situated in an EXCEPTIONAL CENTRAL LOCATION, this home offers easy access to playgrounds, parks, schools, shopping, and an array of amenities. Embrace the convenience of reaching the MOUNTAINS, CHINOOK MALL, SOUTH CENTRE MALL, FISH CREEK PARK, and CITY TRANSIT with ease. Your opportunity to own this remarkable home in a vibrant CENTRAL CALGARY LOCATION awaits! -> CONTACT US TODAY TO ARRANGE YOUR IN-PERSON VIEWING OR VIRTUAL TOUR OF THIS REMARKABLE HOME <-

Built in 1960

Essential Information

MLS® #	A2113308
Price	\$819,999
Sold Price	\$815,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,106
Acres	0.16
Year Built	1960
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Sold

Community Information

Address	344 Avonburn Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N8

Amenities

Parking Spaces	6
Parking	Off Street, RV Access/Parking, RV Gated, Triple Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
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Date Sold	March 25th, 2024
Days on Market	17
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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