

\$699,000 - 824 Avonlea Place Se, Calgary

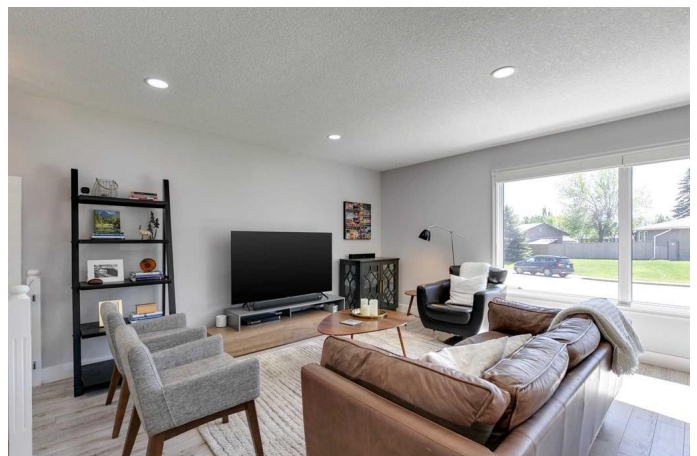
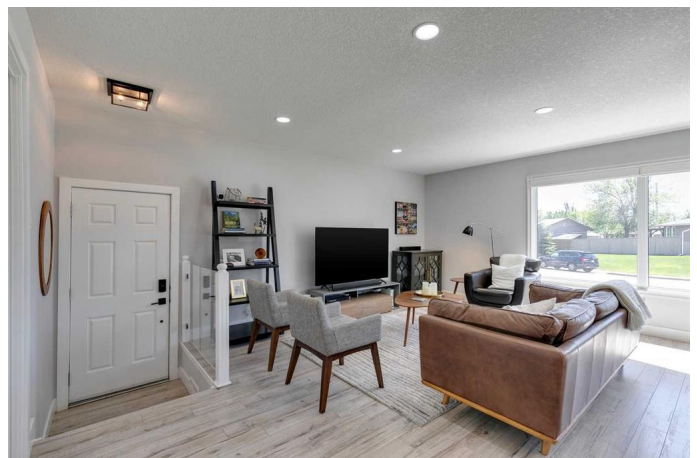
MLS® #A2137571

\$699,000

5 Bedroom, 2.00 Bathroom, 1,040 sqft
Residential on 0.14 Acres

Acadia, Calgary, Alberta

Welcome to this extensively renovated, open-concept home on a large, 6,000 square foot lot with a TWO-BEDROOM ILLEGAL BASEMENT SUITE. With \$80,000 worth of recent upgrades, this detached home is ready for its new owner. Upon entering, you are immediately greeted by a sun-filled living room. The expansive SOUTH-WEST-facing window sheds ample natural light into the heart of this home. The kitchen is thoughtfully designed with convenience in mind. Plenty of prep space with the center island and tons of storage in the corner sliding door pantry. Stainless steel appliances, a modern colour scheme and a wine rack tie this kitchen together. There are three nicely-sized bedrooms on this level and an updated four-piece bathroom. The lower level is bright and has over 1,000 square feet of living space. This TWO-BEDROOM ILLEGAL SUITE has its own PRIVATE ENTRANCE. The ideal floor plan separates the bedrooms from the kitchen boasting full-sized appliances. Both levels stay comfortable all year long as this home is equipped with CENTRAL AIR CONDITIONING. What a great opportunity for someone looking to get a detached home in this increasing market and offset some expenses, an investor looking for a cash-flowing asset, or a growing family looking for more space in an amazing neighbourhood. PLUS, the work here is already done - the list of upgrades in the last year include; a high-efficiency furnace, on-demand hot water



system, lot grading, landscaping, concrete patio and walkway, fencing, eavestroughs, two basement windows, new electrical panel and Hunter Douglas blinds! Newer roof, windows, kitchens, bathrooms and floors! The OVERSIZED, INSULATED GARAGE has enough space for two vehicles plus a workshop! A large, pie-shaped lot with no neighbours behind doesn't come available too often. This fully landscaped, private backyard is a dream for those warm summer months. Just steps past your back fence and through the alley is an off-leash dog park! This family-friendly neighbourhood is less than 20 minutes from downtown Calgary and offers so much, including schools like David Thompson, St. Cecilia and Acadia School. There are plenty of parks and green spaces to take advantage of in the summer and Acadia Recreation Complex for your winter activities. This home is only a 5-10 minute drive to major shopping centres including Calgary Farmer's Market, Costco, Ikea, Chinook Mall and South Centre Mall.

Built in 1964

Essential Information

MLS® #	A2137571
Price	\$699,000
Sold Price	\$711,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	824 Avonlea Place Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1W3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Instant Hot Water, Microwave, Microwave Hood Fan, Tankless Water Heater, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 18th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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