

# \$575,000 - 235 Avonburn Road Se, Calgary

MLS® #A2161020

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,293 sqft  
Residential on 0.10 Acres

Acadia, Calgary, Alberta

OPEN HOUSE "Cancelled" Discover a rare find in the heart of Acadia—this beautifully renovated half duplex offers modern living with a bright, open feel. Situated on a private, oversized corner lot, this home is just a short walk from shopping, the LRT, and more. Step inside to find an inviting space with stunning, like-new hardwood floors and a refreshed kitchen. The main floor features a versatile bedroom or den, a spacious dining area, and a beautifully updated 4-piece bath. Upstairs, you'll find two additional bedrooms, including a primary suite with a walk-in closet. The fully finished basement offers even more living space, with a large great room complete with a cozy wood-burning fireplace, and another updated 4-piece bathroom. shingles, windows, furnace, and hot water tank. Recent professional upgrades also include new shingles, windows, furnace, and hot water tank. The large yard is perfect for gardening, and there's plenty of room to build a double garage. Don't miss the chance to own this exceptional property in one of Calgary's most desirable neighborhoods.



Built in 1971

## Essential Information

MLS® #	A2161020
Price	\$575,000
Sold Price	\$573,500

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	0.10
Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Sold

### Community Information

Address	235 Avonburn Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1N9

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Garden, Landscaped
Roof	Asphalt Shingle

Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 28th, 2024
Date Sold	September 20th, 2024
Days on Market	23
Zoning	R-C2
HOA Fees	0.00

**Listing Details**

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.