

# \$775,000 - 9135 Allison Drive Se, Calgary

MLS® #A2171530

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,355 sqft  
Residential on 0.12 Acres

Acadia, Calgary, Alberta

Welcome to this beautifully renovated bungalow in the family-friendly community of Acadia. Situated on a corner lot, this home offers fantastic curb appeal with over 2,300 square feet of developed living space, high-end finishes throughout, and a layout designed for both comfort and style. With 4 bedrooms and 3 bathrooms, it's an ideal space for families or those who love to entertain. As you enter, you're greeted by an open concept living area with engineered hardwood flooring, stylish feature walls, and custom built-ins. The eye-catching 360-degree gas fireplace serves as a striking centerpiece, seamlessly connecting the living, dining, and kitchen areas. Large windows flood the space with natural light, making it feel bright and airy. The kitchen is a chef's dream, featuring sleek white cabinetry, quartz countertops, and a waterfall island with seating. High-end stainless steel appliances, including a built-in Sub Zero refrigerator, gas range, and custom hood fan, elevate the space. The luxurious primary retreat is a standout, complete with a cozy electric fireplace, a custom walk-in closet with built-ins, and a spa-like ensuite featuring dual sinks, a soaker tub, and a glass-enclosed shower. An additional bedroom and a beautifully finished 3-piece bathroom are also located on the main floor. Just off the mudroom area, you'll find access to the single attached garage, which has been thoughtfully converted into a home gym, complete with a heater for year-round comfort. A striking



walnut and glass staircase leads to the fully finished lower level. The basement offers a relaxing escape, featuring plush carpet with premium underlay. It's a perfect space for entertaining or relaxing, with a large recreation room equipped with a custom-built entertainment unit, electric fireplace, and a dry bar complete with a wine fridge. Two additional bedrooms and a stylish 4-piece bathroom provide ample space for guests or family members. There's also a dedicated laundry room and plenty of storage space for your convenience. Step outside to the fully fenced backyard, complete with a spacious grass area perfect for kids or pets. The property also includes a double detached garage with alley access. Extensive upgrades include Hardie Board, A/C, new HWT, furnace and shingles ( 2021), water filtration system, LED light fixtures, double-pane windows, custom blinds, and an integrated security system. Living in Acadia means you'll be close to Acadia Elementary, David Thompson Jr. High, Beaverbrook High School, and St. Cecilia, as well as two FFCA campuses. Easy access to major roadways, five-minute drive to the Southland LRT station. You'll also be just minutes from Southcentre Mall, Deerfoot Meadows, Calgary Farmer's Market South, and the shops, restaurants, and amenities of Macleod Trail. For recreation, Acadia Rec Centre, Trico Centre, Fish Creek Library, Maple Ridge Golf Course are all nearby, as well as the Sue Higgins Dog Park. Be sure to check out the floor plans and 3D tour!

Built in 1962

## Essential Information

MLS® #	A2171530
Price	\$775,000
Sold Price	\$780,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,355
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	9135 Allison Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1B2

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Single Garage Attached

### Interior

Interior Features	Walk-In Closet(s), Built-in Features, Closet Organizers, Dry Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Window Coverings, Dryer, Gas Cooktop, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Basement, Dining Room, Double Sided, Electric, Gas, Master Bedroom, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped, Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Composite Siding, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 15th, 2024
Date Sold	October 29th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

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

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.