

812 Avonlea Place SE
Calgary, Alberta

MLS # A2202971



\$700,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Garage Door Opener, Oversized, Parking Pad, RV Access/P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Vinyl Windows		

Inclusions: All wall mounted cabinets in the garage. TV bracket over the fireplace. Security cameras and wall mounted monitor beside the fireplace.

Welcome to 812 Avonlea Place SE, a hidden gem in the sought-after community of Acadia! This charming bungalow is brimming with possibilities—whether you're looking for a fantastic investment or a place to make your own. Let's start with the oversized triple garage—a dream for car enthusiasts, mechanics, or anyone needing serious workspace. With 9 doors, 10 ceilings, 220-volt capacity, and gas line rough-in for a future heater, this garage is ready for all your projects. And if you need even more parking, there's a 24' x 14' poured concrete RV pad—rarely found in the city! Inside, the home has already seen some fantastic upgrades, including an expanded kitchen that enhances both functionality and flow, making it the heart of the home. The original windows and furnace have also been replaced, adding value and peace of mind. Downstairs, you'll find an illegal one-bedroom basement suite with a spacious living area, a well-sized bedroom, and a four-piece bath—perfect for extended family, guests, or as a potential rental. Now, here's where you come in! With a few cosmetic updates, you can elevate this home's style while instantly adding major equity. A little refresh will go a long way in unlocking its full potential. Located on a uber quiet street, yet just minutes from parks, pathways, schools, transit, and all the conveniences of near-inner-city living, this is an opportunity you don't want to miss. Book your showing today and imagine the possibilities!