



GRASSROOTS
REALTY GROUP

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235 Avonburn Road SE
Calgary, Alberta

MLS # A2315211



\$569,900

Division:	Acadia		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,288 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome home to this beautifully updated, semi-detached duplex situated on a premier corner lot in the highly sought-after community of Acadia. Nestled on a quiet street famous for its mature, overarching trees that form a picturesque natural canopy, this property blends unbeatable curb appeal with exceptional modern updates and workmanship. Offering an expansive front yard and a fully fenced, private backyard complete with a generous dedicated garden plot for your fruit and vegetable planting, this outdoor oasis is a rare find. The lot features a large, private parking pad alongside an abundance of off-street parking for guests. Step inside to a bright, open-concept main floor designed seamlessly for entertaining and daily comfort. The inviting living room boasts rich hardwood flooring and streams of natural light through large updated windows, flowing effortlessly into a spacious dining area. The heart of the home is the fully updated kitchen, showcasing excellent workmanship, beautiful large-format tile flooring, premium quartz countertops, and sleek cabinetry. Completing the main level is a good-sized, comfortable bedroom and a beautifully updated 4-piece bathroom. Head upstairs to discover a highly functional upper layout featuring two bedrooms, each equipped with its own spacious walk-in closet providing exceptional storage. The fully developed basement acts as the ultimate extension of your living space. Gather for movie nights or host warm winter gatherings in the massive lower recreation room, anchored by a classic, cozy wood-burning fireplace. The basement also hosts two additional flex rooms, which are ideal for a quiet home office, private gym, hobby studio, or organized storage space. The lower level is finished with a second updated 4-piece bathroom and a large utility room complete with a full-size washer and dryer. Don't miss out on this

move-in-ready Acadia home that beautifully pairs inner-city convenience with massive yard space and top-tier interior updates. Schedule your private viewing today!