



GRASSROOTS

REALTY GROUP

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**9211 Allison Drive SE
Calgary, Alberta**

MLS # A2315955



\$669,500

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	959 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance, Storage, Suspended Ceiling, Vinyl Windows		

Inclusions: N/A

**** 9211 ALLISON DRIVE SE. ** LIVE UP! RENT DOWN! ** TERRIFIC REVENUE OPPORTUNITY WITH THIS ADORABLE BUNGALOW WITH AN ILLEGAL SUITE FEATURES NEARLY 1800 SQUARE FEET OF COMPLETE LIVING SPACE PLUS A HUGE DOUBLE GARAGE ON A LARGER LOT! *** This extremely clean bungalow features 931 sq/ft on the main floor plus an 856 sq/ft fully finished basement with an illegal suite that awaits you. Situated on a large lot in the heart of Acadia on the ever quiet & friendly Allison Drive, this charming spacious home is close to numerous amenities, schools, playgrounds, sports fields, public transit and the C train station, shopping and multiple access arteries, this is the perfect home for the growing family, investor or a first time home buyer. Take notice of the main floor with new fresh Benjamin Moore paint throughout, including the copper ceiling paint that was imported from Italy, the Tigerwood flooring in the living room along with the copper stage painted ceilings, while enjoying the cozy electric fireplace. The hallway features 'Celebration' snap-in ceiling tiles with wood like accents. The primary bedroom offers loads of mirrored closet and storage space along with a barn door, designer wallpaper plus newer light fixtures on both the ceiling and wall. The secondary bedroom features designer wallpaper, mahogany sealed panels and 'Calla' high NRC ceiling tile (black). The main 4-piece bathroom with oversized vanity offers lots of storage with newer fixtures, tub and tile plus paint. The open kitchen with eating area has newer stainless-steel appliances including a Kitchenaid gas range with newer gas line installed, LG fridge and built in dishwasher plus a pantry beside the fridge. The basement features a separate entry from the rear door to the illegal 1-bedroom suite featuring acoustic wood slat paneling on**

the walls, custom created drop ceiling tiles, Armstrong metal works ceiling tiles, newer luxury vinyl plank floors, a kitchenette with stove, dual fridges and a hood fan, plus living room, a spacious bedroom with walk in closet and adjacent storage room, plus a completely new 4 piece bathroom. Additional storage provided in the shared laundry room plus additional storage in the furnace room with a Rheem hot water heater and Bryant furnace. The house has had newer windows installed, plus eaves, soffits and siding. The roof was replaced on the house in 2015. The south back yard with lots of sun exposure for the gardens also offers the oversized double 24' x 24' detached garage (*built in 2007) with insulation and drywall is also equipped with electricity for the possibility of charging an electric vehicle. This home is showered with natural light throughout front to back, including at the south facing back yard for the family gatherings and the weekend play time for the kids. This is a great opportunity to own a terrific property with character and charm. It is not to be missed in your search for the most ideal house to call 'HOME' today.