



GRASSROOTS
REALTY GROUP

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808 Avonlea Place SE
Calgary, Alberta

MLS # A2334067



\$770,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Faces Rear, Insulated, Or		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Lawn, Low Maintenance Landscape, Many		

Heating: Central, Fireplace(s), Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Wood Siding

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to 808 Avonlea Place SE, a beautifully reimagined bungalow tucked away on a quiet close in the heart of Acadia. Situated on a spacious 50' x 100' lot, this home has been renovated down to the studs, blending quality craftsmanship with thoughtfully selected finishes to create a warm turnkey property in one of Calgary's most established communities. From the moment you arrive, the new Arctic White Hardie Board siding, updated front hardscaping, and refreshed landscaping create striking curb appeal. Inside, the bright, open-concept main level is finished with 8mm luxury vinyl plank flooring, adjustable LED lighting, and a warm, modern palette that carries throughout the home. The custom kitchen serves as the centrepiece of the main floor, showcasing Calacatta Gold quartz countertops, white shaker cabinetry, REAL OAK ACCENTS and finishes, elegant gold hardware, premium Samsung appliances, and under-cabinet and toe-kick lighting that adds both function and ambiance. The combination of natural oak, warm gold tones, and quartz surfaces creates a timeless design that is both sophisticated and inviting. The living spaces have been designed for everyday comfort and entertaining, with custom media walls and electric fireplaces on both the main floor and basement. The main floor offers STAINED OAK PANELS on the media wall. The main floor bedrooms feature custom built-in closets with integrated drawer systems, while the beautifully finished bathrooms showcase quality tile work and Delta fixtures, creating a timeless and cohesive design throughout. Behind the walls, the home has been extensively updated with new windows all around, new exterior and interior doors, a new electrical panel, high-efficiency hot water tank, and a furnace professionally cleaned (July 2026), providing the confidence of modern mechanical systems alongside designer

finishes. Security cameras have been installed at the front, side, and rear of the property, while the double detached garage is equipped with a new Chamberlain garage door opener featuring a built-in security camera. Step outside to an oversized backyard designed for enjoying Calgary's summer months. Whether you're hosting family BBQs, watching the kids play, gardening, or simply relaxing, the 50' x 100' lot offers exceptional outdoor space. Fresh mulch has been added to the garden beds, ready for your favourite flowers and landscaping touches, while rear parking provides additional convenience for trailers, recreational vehicles, or extra parking. Located on a quiet, family-friendly close, this home is within minutes of Acadia School, David Thompson School, Lord Beaverbrook High School, shopping, restaurants, transit, parks, playgrounds, and major routes including Macleod Trail and Deerfoot Trail, offering quick access throughout the city while enjoying the charm and mature trees that have made Acadia one of Calgary's most desirable neighbourhoods. Call today to book your private showing!