



GRASSROOTS
REALTY GROUP

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816 Avonlea Place SE
Calgary, Alberta

MLS # A2344554



\$725,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Beautifully renovated bungalow offering the perfect blend of style, space, and functionality! This move-in ready home features 5 bedrooms and 2 full bathrooms, with 3 spacious bedrooms on the main floor including a stunning primary retreat complete with a custom feature wall and built-in closet. The bright and airy main level is filled with natural light and showcases a gorgeous custom kitchen with quartz countertops, new stainless steel appliances, full wall pantry, and plenty of prep and storage space. The large living room creates the perfect gathering space for family and friends. The fully finished basement offers 2 additional bedrooms, a full bathroom, and plenty of extra living space — ideal for a growing family, guests, home office, or recreation area. Outside, the backyard will be fully finished with fresh sod, brand new fencing on all three sides, and offers incredible space to enjoy. The oversized 28' x 28' garage is a dream for car enthusiasts, hobbyists, or extra storage, plus there is an additional rear parking pad and storage shed that can stay or be removed depending on your needs. A beautifully updated property with thoughtful upgrades throughout — all that's left to do is move in and enjoy!