



GRASSROOTS
REALTY GROUP

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9532 Allison Drive SE
Calgary, Alberta

MLS # A2350159



\$730,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

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

Inclusions: none

Welcome to this fully renovated, down-to-the-studs bungalow in Acadia, right across from a school park and just minutes from Macleod Trail and Heritage Drive. Upgrades include a new exterior, windows, doors, furnace, hot water tank, flooring, trim, and cabinetry. Outside, black painted brick paired with cream stucco and modern lighting gives the home great curb appeal. Inside, the main floor features vinyl plank flooring, a front entry with a built-in bench, and a living room centred around a tiled fireplace with built-in storage. The kitchen includes two-tone cabinets, a centre island, and stainless steel appliances, while the dining area has a feature wall and patio doors to the backyard. The primary bedroom offers a walk-through closet and an ensuite with a freestanding tub and glass shower, alongside a second bedroom and a four-piece bathroom. Downstairs, the finished basement adds a rec room, a kitchenette with a breakfast bar, two additional bedrooms, a third full bath, and dedicated laundry. Out back, you will find a large yard, an oversized double garage, and an extra parking space for an RV or boat.