

# \$700,000 - 812 Avonlea Place Se, Calgary

MLS® #A2202971

**\$700,000**

4 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.11 Acres

Acadia, Calgary, Alberta

Welcome to 812 Avonlea Place SE, a hidden gem in the sought-after community of Acadia! This charming bungalow is brimming with possibilities—whether you're looking for a fantastic investment or a place to make your own. Let's start with the oversized triple garage—a dream for car enthusiasts, mechanics, or anyone needing serious workspace. With 9 doors, 10 ceilings, 220-volt capacity, and gas line rough-in for a future heater, this garage is ready for all your projects. And if you need even more parking, there's a 24' x 14' poured concrete RV pad—rarely found in the city! Inside, the home has already seen some fantastic upgrades, including an expanded kitchen that enhances both functionality and flow, making it the heart of the home. The original windows and furnace have also been replaced, adding value and peace of mind. Downstairs, you'll find an illegal one-bedroom basement suite with a spacious living area, a well-sized bedroom, and a four-piece bath—perfect for extended family, guests, or as a potential rental. Now, here's where you come in! With a few cosmetic updates, you can elevate this home's style while instantly adding major equity. A little refresh will go a long way in unlocking its full potential. Located on a uber quiet street, yet just minutes from parks, pathways, schools, transit, and all the conveniences of near-inner-city living, this is an opportunity you don't want to miss.



Book your showing today and imagine the possibilities!

Built in 1964

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202971    |
| Price          | \$700,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,076       |
| Acres          | 0.11        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 812 Avonlea Place Se |
| Subdivision | Acadia               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2H 1W3              |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | 220 Volt Wiring, Garage Door Opener, Oversized, Parking Pad, RV Access/Parking, Triple Garage Detached |
| # of Garages   | 3  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Vinyl Windows  |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Central, Forced Air, Natural Gas  |
| Cooling           | None  |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Suite    |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco                     |
| Foundation        | Poured Concrete            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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