



GRASSROOTS
REALTY GROUP

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712 Avonlea Place SE
Calgary, Alberta

MLS # A2235653



\$565,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to 712 Avonlea Place, nestled in the heart of the well-established and highly sought-after Acadia community. This charming home is surrounded by all essential amenities, offering the perfect blend of comfort, convenience, and community living. Enjoy the peaceful atmosphere of this friendly neighborhood while benefiting from a fully developed basement and an oversized heated garage and RV space parking beside the garage. Ideal for extra living space or potential passive income. Live upstairs and rent the basement, or use the space for extended family living. The main floor features three spacious bedrooms, a full bathroom, and a generously sized living room perfect for entertaining or relaxing. Downstairs, the fully developed basement includes two additional bedrooms, a 3-piece bathroom, and a separate living area—ideal for tenants or guests. Located close to top-tier schools, churches, parks, playgrounds, daycares, public transportation, and grocery stores, this property is perfect for families, investors, or first-time buyers. Don't miss the opportunity to own this versatile home in one of Calgary's most desirable communities!