



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

239 Avonburn Road SE
Calgary, Alberta

MLS # A2237933



\$549,900

Division:	Acadia		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	840 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Parking Pad, RV Access/Parking, Unpaved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Lower level: Stove top, fridge and microwave, Washer and Dryer, Exterior Shed

This beautifully renovated half duplex offers exceptional value with no condo fees and features a separate illegal basement suite, making it an excellent opportunity for both investors and first-time home buyers. With back lane access, this home provides added convenience and potential for future garage development or additional parking. The home has been extensively updated and includes newer kitchens on both levels, new windows, modern countertops, vinyl plank flooring and renovated bathrooms. Each floor is equipped with its own kitchen and bathroom, as well as separate laundry facilities, allowing for independent living on each level. The upper unit offers two spacious bedrooms, while the lower suite includes one bedroom and a den (could possibly be another bedroom in future if increased the window size), providing flexible living arrangements. Step outside onto your expansive back deck and enjoy the peaceful setting surrounded by mature trees, and ample yard space. This home is ideally situated near the Acadia Recreation Complex, Acadia Athletic Park, shopping and various other amenities. With quick access to Macleod Trail and Blackfoot Trail, commuting and daily travel are made easy. Don't miss out on this opportunity, call for your private showing today!