



GRASSROOTS
REALTY GROUP

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

808 Avonlea Place SE
Calgary, Alberta

MLS # A2264800



\$550,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,003 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

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:	See Remarks		

Inclusions: N/A

Fantastic investment or opportunity for a first time home buyer! A bright bungalow located in the desirable community of Acadia. This fantastic layout includes the formal entrance that leads to the spacious living room with an oversized window bringing in loads of natural light. With 3 bedrooms and a 4pc bathroom down the hall and a spacious kitchen/ dining area. The back door leads to a private, large backyard and a double detached garage. Options are endless in the basement where you will find a wet bar, a large bedroom, lots of storage and a laundry room. This home has a lot of potential! Walking distance to elementary, middle and soon a high school, playgrounds and the amenities. Don't miss this opportunity, call for your viewing today.