



**332 Avonburn Road SE  
Calgary, Alberta**

**MLS # A2298574**



**\$669,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** Refrigerator, Built-In Dishwasher, Window Coverings, Washer, Dryer, Garage Opener, Garage Control, Range Hood, Electric Stove, Ceiling Fan - Below Grade Appliances - Refrigerator, Electric Stove, Microwave,

Welcome to an incredible opportunity in the highly sought-after community of Acadia! This beautifully maintained bungalow offers over 2,000 sq ft of total developed living space, combining comfort, functionality, and outstanding income potential. The main level features three spacious bedrooms and a full 4-piece bathroom. You’ll love the bright, inviting kitchen perfect for entertaining family and friends—flowing seamlessly into generous living and dining areas designed for both everyday comfort and hosting. The fully developed basement unlocks even more value, featuring an illegal suite complete with a full kitchen, a large bedroom with a legal window, a 3-piece bathroom, plus additional recreational, and flex space. Whether you’re looking to supplement your income or accommodate extended family, the possibilities here are endless. Situated on a large, beautifully landscaped lot, this property truly stands out. Mature trees and a lush hedge provide privacy and charm, while the oversized 24x24 detached garage offers exceptional space for vehicles, storage, or a workshop. With back lane access and a gated RV parking area, this home is perfectly set up for those needing extra room for toys or trailers. Located in one of Calgary’s most established and convenient neighborhood's, you’re just minutes from schools, shopping, parks, and major routes—making this an unbeatable location for both lifestyle and long-term value. Whether you’re an investor, a growing family, or someone looking for flexibility and future upside—this is the one you’ve been waiting for. Don’t miss your chance to own in Acadia!