



**9828 Avalon Road SE
Calgary, Alberta**

MLS # A2304579



\$750,000

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|------------------|---|---------------|-------------------|
| Division: | Acadia | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,166 sq.ft. | Age: | 1962 (64 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, Parking Pad | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to this beautifully updated 4-bedroom home offering 1,165 sq ft above grade plus 1,069 sq ft of developed basement space, ideally situated on a large lot on a quiet street in the highly sought-after community of Acadia. Combining modern style with everyday functionality, this move-in ready property delivers exceptional value with extensive upgrades throughout. The bright open-concept main floor creates a warm and inviting atmosphere, where the living room and kitchen flow together as the heart of the home—perfect for entertaining or relaxing with family. Stylish flooring and updated cabinetry enhance the space, while the thoughtful layout maximizes comfort and usability. An upstairs electric fireplace adds charm, while the lower level features a wood-burning fireplace that has been wetted, inspected, and fitted with a new insert. Significant upgrades provide peace of mind, including a new roof with Malarkey hail-resistant shingles and added vents (2019), updated kitchen appliances (fridge, dishwasher, and oven), and newer windows throughout. The basement bedroom includes a legal egress window, along with additional new windows in the furnace room and bathroom (2020), plus a new master bedroom window (2025). Outside, the property continues to impress with a large welcoming front porch, fully fenced side yard featuring a newer fence and gate (2022) that opens completely for drive-through access to the parking pad. Landscaping, plantings, and drainage improvements enhance both function and curb appeal. Additional updates include new garage doors (2025) and mature trees professionally trimmed by certified arborists (2024/2025). Acadia is one of Calgary’s most established and family-friendly communities, known for its mature tree-lined streets, excellent schools, and abundance of amenities.

Residents enjoy close proximity to shopping and services at Deerfoot Meadows and South Centre, close proximity to Italian centre, Sue Higgins off leash park, numerous parks and pathways, recreation facilities, and convenient access to major routes including Macleod Trail and Deerfoot Trail—making downtown Calgary just a short drive away. Offering a rare combination of location, space, and extensive upgrades, this is an outstanding opportunity to own a turn-key home in a mature, amenity-rich neighbourhood.