



THE
A-TEAM

**RE/MAX
FIRST**

235 AVONBURN Road, Calgary T2H1N9

MLS® #: **A2161020**

Area: **Acadia**

Listing Date: **08/28/24**

List Price: **\$575,000**

Status: **Pending**

County: **Calgary**

Change: **-\$24k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,293

Year Built:

1971

Low Sqft:

Ttl Sqft:

1,293

Lot Information

Lot Sz Ar:

4,348 sqft

Lot Shape:

DOM

21

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

1 and Half

Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Garden,Landscaped

Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Construction:

Brick,Concrete,Stucco,Wood Frame

Heating:

**High Efficiency,ENERGY STAR Qualified
Equipment,Natural Gas**

Flooring:

Hardwood,Tile

Sewer:

Ext Feat:

Garden,Private Yard

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan,Storage

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`7" x 11`5"
Kitchen	Main	14`0" x 9`9"
Entrance	Main	7`1" x 5`1"
4pc Bathroom	Basement	7`6" x 5`4"
Bedroom	Second	11`0" x 9`5"
Den	Basement	8`9" x 8`2"

Room	Level	Dimensions
Dining Room	Main	11`5" x 9`7"
Bedroom	Main	11`1" x 9`11"
Family Room	Basement	25`7" x 16`10"
Bedroom - Primary	Second	16`10" x 9`3"
4pc Bathroom	Second	10`6" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6704JK

Zoning:
R-C2

Remarks

Pub Rmks:

OPEN HOUSE "Cancelled" Discover a rare find in the heart of Acadia—this beautifully renovated half duplex offers modern living with a bright, open feel. Situated on a private, oversized corner lot, this home is just a short walk from shopping, the LRT, and more. Step inside to find an inviting space with stunning, like-new hardwood floors and a refreshed kitchen. The main floor features a versatile bedroom or den, a spacious dining area, and a beautifully updated 4-piece bath. Upstairs, you'll find two additional bedrooms, including a primary suite with a walk-in closet. The fully finished basement offers even more living space, with a large great room complete with a cozy wood-burning fireplace, and another updated 4-piece bathroom. shingles, windows, furnace, and hot water tank. Recent professional upgrades also include new shingles, windows, furnace, and hot water tank. The large yard is perfect for gardening, and there's plenty of room to build a double garage. Don't miss the chance to own this exceptional property in one of Calgary's most desirable neighborhoods.

Inclusions:
Property Listed By:

**Shed
Stonemere Real Estate Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









