

# \$529,800 - 9407 Allison Drive Se, Calgary

MLS® #A2218598

**\$529,800**

3 Bedroom, 1.00 Bathroom, 999 sqft

Residential on 0.12 Acres

Acadia, Calgary, Alberta

HOME SWEET HOME! Welcome to this beautifully maintained bungalow full of original charm and character situated in the heart of the extremely desirable SE community of Acadia on a incredible lot offering 3 bedrooms, 1 bathroom and 1,956+ SQFT of living space throughout. This amazing opportunity for home buyers and investors alike offers wonderful curb appeal and pride of ownership. The main floor offers a spacious living room with a large window drenching the room in natural sunlight. Underneath the carpet is the original hardwood flooring that spans throughout. A formal dining area and a lovely oak kitchen with white appliances and ample cupboard space. Completing this floor is the spacious primary bedroom and 2 generous sized bedrooms along with an elegant 4 piece bathroom. The partially developed basement boasts plenty of space, a cold room, a utility room with ample storage space and laundry. Outside, you will find a private front yard with mature trees, the excellently landscaped, fully fenced backyard with a large wooden deck with newer railings. The spacious backyard also has a double parking pad for 2 vehicles and a garden area. Updates include newer roof (2012), hot water tank (2015), furnace (2007) and newer windows in all the bedrooms and bathroom. This incredible location is close to all major amenities including multiple schools, Chinook Centre, South Centre, Deerfoot Meadows, Fish Creek pathways, Fish Creek Library, Acadia Recreation Centre and



pool, public transportation and easy access to major roadways. Don't miss out on this GEM, book your private viewing today!

Built in 1963

**Essential Information**

MLS® #	A2218598
Price	\$529,800
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	999
Acres	0.12
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9407 Allison Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1B3

**Amenities**

Parking Spaces	4
Parking	Parking Pad

**Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Partially Finished
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## Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Brush
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Roof	Asphalt Shingle
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Construction	Brick, Stucco, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	May 8th, 2025
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Days on Market	5
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Zoning	R-CG
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## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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