

# \$574,900 - 9532 Allison Drive Se, Calgary

MLS® #A2247639

**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

Ideally located across from a school and greenspace! This original-owner bungalow presents a rare opportunity to renovate or redevelop in a highly sought-after location. The main floor features 3 bedrooms, a full bathroom with walk-in shower, a spacious living room with a large picture window overlooking the greenspace, plus a dining area and functional kitchen. The basement offers laundry, plenty of storage, a large rec room, a potential 4th bedroom (egress window required), and an additional bathroom. Some of the windows have been updated. Outside, youâ€™ll find a generous backyard with an oversized double garage (22â€™ x 21â€™), storage shed, and RV parking. Nestled on a quiet street in the desirable community of Acadia, and close to schools, shopping, and amenities, this home is ready for its next chapter and offers endless potential!

Built in 1963

## Essential Information

MLS® #	A2247639
Price	\$574,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.11
Year Built	1963



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9532 Allison Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1B5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Storage
Appliances	Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	August 14th, 2025
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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