



## 239 Avonburn Road Calgary Alberta

\$549,900

This beautifully renovated half duplex offers exceptional value with no condo fees and features a separate illegal basement suite, making it an excellent opportunity for both investors and first-time home buyers. With back lane access, this home provides added convenience and potential for future garage development or additional parking. The home has been extensively updated and includes newer kitchens on both levels, new windows, modern countertops, vinyl plank flooring and renovated bathrooms. Each floor is equipped with its own kitchen and bathroom, as well as separate laundry facilities, allowing for independent living on each level. The upper unit offers two spacious bedrooms, while the lower suite includes one bedroom and a den (could possibly be another bedroom in future if increased the window size), providing flexible living arrangements. Step outside onto your expansive back deck and enjoy the peaceful setting surrounded by mature trees, and ample yard space. This home is ideally situated near the Acadia Recreation Complex, Acadia Athletic Park, shopping and various other amenities. With quick access to Macleod Trail and Blackfoot Trail, commuting and daily travel are made easy. Don't miss out on this opportunity, call for your private showing today! (id:6769)

Recreational, Games room 12.83 Ft x 10.00 Ft

Bedroom 12.92 Ft x 11.17 Ft

Den 12.67 Ft x 8.92 Ft

4pc Bathroom 9.25 Ft x 8.58 Ft

Laundry room 9.67 Ft x 7.92 Ft

Kitchen 9.92 Ft x 7.92 Ft

Living room 15.33 Ft x 12.00 Ft

Dining room 8.00 Ft x 6.00 Ft

Primary Bedroom 13.50 Ft x 8.17 Ft

Other 8.17 Ft x 4.17 Ft

Bedroom 11.50 Ft x 10.92 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Laundry room 5.00 Ft x 4.00 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<https://marializotte.remaxmntnview.ca/>



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