



811 Avonlea Place Calgary Alberta

\$659,990

WELL-LOVED RENOVATED BUNGALOW W/ SOUTH-FACING BACKYARD & HEATED GARAGE ON A CUL-DE-SAC IN ACADIA! Tucked away on a quiet cul-de-sac in the heart of Acadia, this treasured bungalow has seen lots of extensive updates to its' already existing perks & charm. With nearly 2,000 SQFT of finished living space, a lush SUN-SOAKED South-facing low-maintenance yard with raised garden beds and mature trees outside & a thoughtfully designed layout with multiple indoor and outdoor gathering areas, this home has plenty to offer! Additionally, this home is up-to-date on all of its' servicing notably a new hot water tank & water softener (2025), a heated and insulated garage, and extensive window replacements ensure the home is ready to be loved for many more years to come! Step inside to a bright and welcoming main floor featuring new triple-pane windows (2024) and modern vinyl plank flooring (2022). The living and dining areas are filled with natural light, while the updated kitchen offers plenty of space to cook, entertain, and gather. Three main-floor bedrooms offer versatility and comfort, and the 5PC bathroom features in-floor heating for those chilly Calgary mornings. Downstairs, the fully finished basement delivers in both function and feel. You'll find a massive 494 SQFT rec room, fourth bedroom with a legal egress window (2022), a stylish 3PC bathroom, full laundry, and a large flex/storage room giving you the potential to convert the lower level into a suite (subject to approval and permitting by the city/municipality) complete with a separate entrance. Outside, the private, fully fenced-in backyard is a peaceful retreat with multiple zones for entertaining. From the sunny raised deck, to the paved patio BBQ hookup, to the firepit area with mature trees and low-maintenance landscaping--this backyard was made for gathering. Raised planter boxes, raspberry & lilac bushes, g...

Recreational, Games room 25.33 Ft x 24.08 Ft

Bedroom 12.42 Ft x 9.83 Ft

3pc Bathroom 8.75 Ft x 6.33 Ft

Storage 13.42 Ft x 12.08 Ft

Furnace 5.17 Ft x 5.92 Ft

Living room 15.58 Ft x 11.50 Ft

Kitchen 14.50 Ft x 13.58 Ft

Dining room 9.25 Ft x 10.08 Ft

Primary Bedroom 10.00 Ft x 11.50 Ft

Bedroom 10.08 Ft x 10.08 Ft

Bedroom 9.50 Ft x 11.50 Ft

5pc Bathroom 5.00 Ft x 10.08 Ft

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