

# \$700,000 - 812 Avonlea Place Se, Calgary

MLS® #A2202971

**\$700,000**

4 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.11 Acres

Acadia, Calgary, Alberta

Welcome to 812 Avonlea Place SE, a hidden gem in the sought-after community of Acadia! This charming bungalow is brimming with possibilities—whether you're looking for a fantastic investment or a place to make your own. Let's start with the oversized triple garage—a dream for car enthusiasts, mechanics, or anyone needing serious workspace. With 9 doors, 10 ceilings, 220-volt capacity, and gas line rough-in for a future heater, this garage is ready for all your projects. And if you need even more parking, there's a 24' x 14' poured concrete RV pad—rarely found in the city! Inside, the home has already seen some fantastic upgrades, including an expanded kitchen that enhances both functionality and flow, making it the heart of the home. The original windows and furnace have also been replaced, adding value and peace of mind. Downstairs, you'll find an illegal one-bedroom basement suite with a spacious living area, a well-sized bedroom, and a four-piece bath—perfect for extended family, guests, or as a potential rental. Now, here's where you come in! With a few cosmetic updates, you can elevate this home's style while instantly adding major equity. A little refresh will go a long way in unlocking its full potential. Located on a uber quiet street, yet just minutes from parks, pathways, schools, transit, and all the conveniences of near-inner-city living, this is an opportunity you don't want to miss.



Book your showing today and imagine the possibilities!

Built in 1964

### Essential Information

MLS® #	A2202971
Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.11
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	812 Avonlea Place Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1W3

### Amenities

Parking Spaces	4
Parking	Garage Door Opener, Oversized, Parking Pad, RV Access/Parking, 220 Volt Wiring, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.