

# \$549,900 - 239 Avonburn Road Se, Calgary

MLS® #A2237933

## \$549,900

3 Bedroom, 2.00 Bathroom, 840 sqft

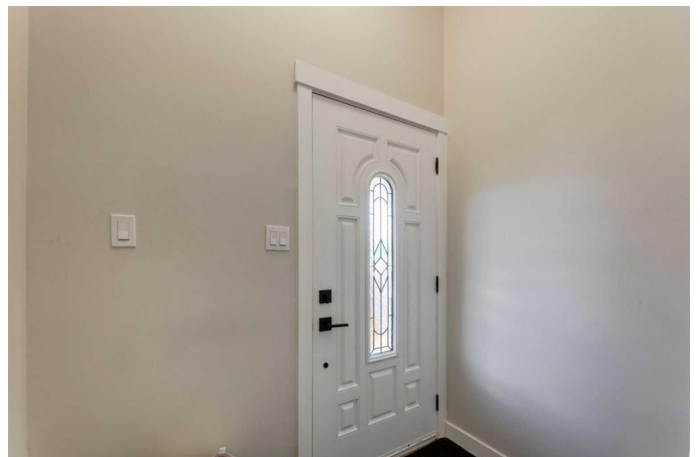
Residential on 0.10 Acres

Acadia, Calgary, Alberta

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!

Built in 1971

## Essential Information



MLS® #	A2237933
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.10
Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	239 Avonburn Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N9

### Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Parking Pad, RV Access/Parking, Unpaved

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	10
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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