9532 Allison Drive SE
Calgary, Alberta

MLS # A2247639

$574,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	**Age:**	1963 (62 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Laminate, Other	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Other, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Storage		

Inclusions: None

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, you'll find a generous backyard with an oversized double garage (22' x 21'), 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!