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808 Avonlea Place SE
Calgary, Alberta

MLS # A2352823

$699,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	**Age:**	1965 (61 yrs old)
Beds:	4	**Baths:**	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to 808 Avonlea Place SE, a beautifully reimagined bungalow tucked away on a quiet, family-friendly close in the heart of Acadia. Set on a spacious 50' x 100' lot, this home has been renovated down to the studs, bringing together quality craftsmanship and thoughtfully chosen finishes to create a warm, welcoming space that's ready to enjoy. From the moment you arrive, the new Arctic White Hardie Board siding, updated front hardscaping, and refreshed landscaping make a lasting first impression. Inside, the bright, open-concept main floor features 8mm luxury vinyl plank flooring, adjustable LED lighting, and a warm, modern palette that flows throughout the home. At the heart of it all is a beautiful custom kitchen with Calacatta Gold quartz countertops, white shaker cabinetry, white oak accents and finishes, elegant gold hardware, premium Samsung appliances, and under-cabinet and toe-kick lighting. Natural oak, warm gold details, and quartz surfaces come together in a timeless design that feels just as inviting as it looks. The living spaces are made for both quiet evenings and time spent with family and friends. Custom media walls with electric fireplaces bring warmth to the main floor and basement, while stained oak panels add a distinctive touch to the main floor media wall. The main floor bedrooms feature custom built-in closets with integrated drawers, and the beautifully finished bathrooms offer quality tilework and Delta fixtures. Downstairs, plush, high-quality 60oz carpet and custom tilework continue the home's comfortable, carefully finished feel. The updates go well beyond appearances, with NEW WINDOWS throughout, new interior and exterior doors, a NEW electrical panel, a new high-efficiency hot water tank, and a furnace professionally cleaned in July 2026. Security cameras are installed at the front, side, and rear of the property. The

double detached garage also features a new Chamberlain garage door opener with a built-in security camera, adding everyday convenience and peace of mind. Step outside to an oversized backyard with room to truly enjoy Calgary's warmer months. Whether it's summer BBQs, watching the kids play, tending to a garden, or simply unwinding outdoors, this generous lot offers the space for it all. Fresh mulch has been added to the garden beds, ready for your favourite flowers and landscaping touches, while rear parking provides extra room for trailers, recreational vehicles, or additional parking. You'll love the balance of peaceful surroundings and everyday convenience. Acadia School, David Thompson School, Lord Beaverbrook High School, shopping, restaurants, transit, parks, and playgrounds are all just minutes away. With Macleod Trail and Deerfoot Trail nearby, travelling across the city is easy, yet you still come home to the mature trees and established charm that make Acadia so special. Call today to book your private showing!

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