

# \$529,800 - 9407 Allison Drive Se, Calgary

MLS® #A2218598

**\$529,800**

3 Bedroom, 1.00 Bathroom, 999 sqft

Residential on 0.12 Acres

Acadia, Calgary, Alberta

**\*\*Open house Saturday and Sunday May 10, 11 1pm- 4pm\*\* HOME SWEET HOME!**  
Welcome to this beautifully maintained bungalow home full of original charm and character situated in the heart of the extremely desirable SE community of Acadia on a incredible lot. This amazing opportunity for home buyers and investors alike offers wonderful curb appeal and pride of ownership. The main floor offers a spacious living room with a large window drenching the room in natural sunlight. Underneath the carpet is the original hardwood flooring that spans throughout. A formal dining area and a lovely oak kitchen with white appliances and ample cupboard space. Completing this floor is the spacious primary bedroom and 2 generous sized bedrooms along with an elegant 4 piece bathroom. The partially developed basement boasts plenty of space, a cold room, a utility room with ample storage space and laundry. Outside, you will find a private front yard with mature trees, the excellently landscaped, fully fenced backyard with a large wooden deck with newer railings. The spacious backyard also has a double parking pad for 2 vehicles and a garden area. Updates include newer roof (2012), hot water tank (2015), furnace (2007) and newer windows in all the bedrooms and bathroom. This incredible location is close to all major amenities including multiple schools, Chinook Centre, South Centre, Deerfoot Meadows, Fish Creek pathways, Fish Creek Library, Acadia Recreation Centre and



pool, public transportation and easy access to major roadways. Don't miss out on this GEM, book your private viewing today!

Built in 1963

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218598    |
| Price          | \$529,800   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 999         |
| Acres          | 0.12        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 9407 Allison Drive Se |
| Subdivision | Acadia                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2J1B3                |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Wood Windows |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer              |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |

|          |                          |
|----------|--------------------------|
| Basement | Full, Partially Finished |
|----------|--------------------------|

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                                                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Brush, Cleared |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
|--------------|---------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

|                |   |
|----------------|---|
| Days on Market | 1 |
|----------------|---|

|        |      |
|--------|------|
| Zoning | R-CG |
|--------|------|

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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