$657,000 - 9404 Allison Drive Se, Calgary

MLS® #A2205940

$657,000
3 Bedroom, 2.00 Bathroom, 1,114 sqft
Residential on 0.14 Acres

Acadia, Calgary, Alberta

OPEN HOUSE Saturday, May 3, 1-4pm! Come have a look at your chance to live in the beautiful, established neighborhood of Acadia! This 3 bedroom bungalow offers the ultimate in timeless functionality and practicality. Good-sized rooms throughout the home provide ample living spaces for your family's needs whatever they may be. The lower level will allow you to exercise your creative skills to make it that special retreat, for yourself, family or friends. The lower level also features an enlarged window with an unobstructed view of the street. Other home improvements are: a new roof in 2016, new high efficiency furnace in 2020 and triple-glazed, argon-filled and low-E coated windows all round in 2019. The double garage offers an over height bay for your taller items with a workbench in place. The adjoining bay has an upper level workshop, a perfect space for an artist's studio, ceramics/woodworking shop or whatever flex-use you might entertain. Additional parking is available off the alley and could accommodate a mid-sized RV unit. This location in Acadia is close to schools (Acadia Elementary, Foundations Elementary, David Thompson Middle and Lord Beaverbrook High) as well as having easy access to Acadia Athletic Park, Alberta Tennis Center, Acadia Aquatic & Fitness Centre and the Acadia Recreation Complex. Acadia is truly an exciting and vibrant community committed to providing a safe and inclusive environment for you and your family. Playground and ball

diamonds are only a block away. Nearby Sue Higgins Park is the largest off-leash park in the city. Local shopping is offered at the Acadia Shopping Plaza and major shopping at nearby Deerfoot Meadows which includes IKEA Calgary. Acadia - a wonderful community in a great central location with incredibly easy access to major arteries and to downtown. This great home in this great location is surely worth a look!

Built in 1962

Essential Information

MLS® #	A2205940
Price	$657,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9404 Allison Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1B5

Amenities

Parking Spaces	5
Parking	Additional Parking, Concrete Driveway, Double Garage Detached, Heated Garage, Off Street, Parking Pad, Alley Access, RV Gated, Workshop in Garage

# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	34
Zoning	R-1

Listing Details

Listing Office	Kidder & Company Real Estate & Property Management Ltd.

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