

# \$574,900 - 9532 Allison Drive Se, Calgary

MLS® #A2247639

**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.11 Acres

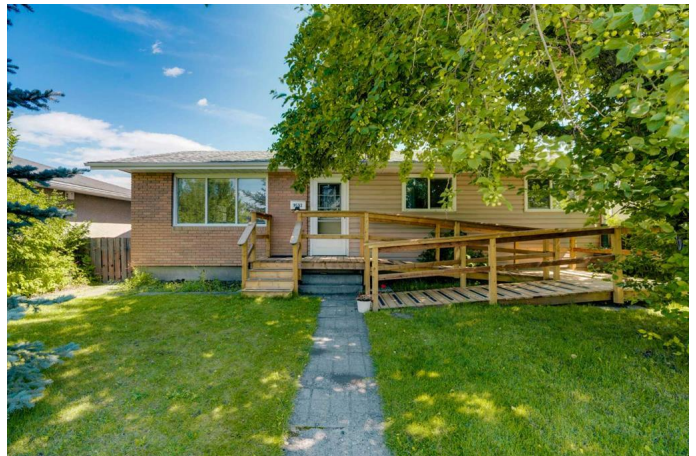
Acadia, Calgary, Alberta

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, youâ€™ll find a generous backyard with an oversized double garage (22â€™ x 21â€™), 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!

Built in 1963

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247639  |
| Price          | \$574,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,063     |
| Acres          | 0.11      |
| Year Built     | 1963      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9532 Allison Drive Se |
| Subdivision | Acadia                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2J 1B5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Storage                                        |
| Appliances        | Electric Stove, Refrigerator, Window Coverings |
| Heating           | Forced Air                                     |
| Cooling           | None                                           |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full                                 |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Other                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Brick, Other, Stucco, Wood Frame                                    |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | R-CG              |

### Listing Details

Listing Office

RE/MAX Realty Professionals

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