

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

MLS® #A2247639

\$574,900

4 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.11 Acres

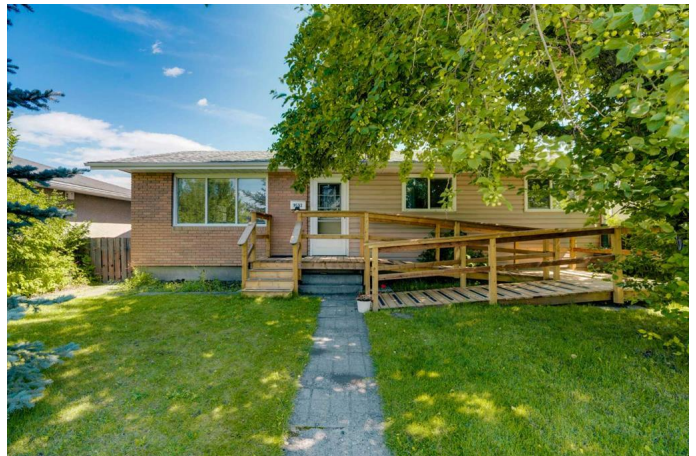
Acadia, Calgary, Alberta

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	5
Zoning	R-CG

Listing Details

Listing Office

RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.