

# \$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 | 2                 |
| 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.