352 Avonburn Road SE

Calgary | Active | MLS® A2360314

$799,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1960**	**1,087.37 sq. ft.**

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Listed by Royal LePage Solutions

A closer look

Winter in Calgary separates the good homes from the unforgettable ones, and 352 Avonburn Road SE was built for a family that wants total comfort in the cold, plus an unbeatable payoff when spring arrives. Sitting on one of the largest lots in Acadia at 123 feet deep, this completely reimagined 5 bedroom bungalow anchors one of the community’s prettiest streets, where towering mature elm trees stand quiet under the snow today before erupting into a breath taking green canopy all summer long. Stone accents add warmth and texture to the bungalow’s refreshed exterior, complementing the soft grey vertical siding, crisp white trim, and charcoal front door.

Step inside and you’ll know immediately: this was not a quick cosmetic flip. It was renovated to live in, with zero corners cut and every major mechanical system upgraded for Calgary winters. High end LVP flows across an open concept main floor packed with custom millwork, designer light and plumbing fixtures, and a showstopping waterfall island. Right beside it, a dedicated dining area easily seats up to 8 people, making holiday hosting effortless. With five true bedrooms including a primary bedroom large enough for a king bed a main bathroom with dual sinks to keep school mornings moving, and a massive laundry room with a dedicated folding table and storage room, there is truly no shortage of space in this home.

Now let’s talk about the GARAGE because in winter, nothing beats pulling straight out of the snow and into your garage. This newer, massive 26' x 28' GARAGE with 10-foot ceilings effortlessly houses two full-size family vehicles, hockey gear, skis, bikes, and a workshop. Additionally, there is a RV pad, perfect for storing the weekend craft.

Between the home and the garage, a covered backyard patio extends your living space outdoors, while brand new sod laid in Fall 2026 rests safely beneath the snow, ready to deliver a lush green lawn the second spring hits. Behind the walls, you get total turnkey peace of mind: a new Lennox furnace, new Lennox hot water tank, newer electrical panel, 6 year old roof, and extensive new electrical and plumbing throughout.

All of it sits in the heart of family-oriented Acadia:

School runs simplified: Over 10 schools right inside the community.

Daily errands effortless: Calgary Co-op 2 minutes away, Acadia Shopping Centre around the corner, and Willow Park’s iconic Italian market minutes from your door.

Year-round recreation: Minutes to the Acadia Recreation Complex, Acadia Aquatic Centre, Osten & Victor Alberta Tennis Centre, and Maple Ridge Golf Course.

Fast winter commutes: Quick access to Heritage LRT Station, Macleod Trail, Blackfoot Trail, and Deerfoot Trail and under 25 minutes to the airport.

A turnkey 5-bedroom BUNGALOW on a 123-foot lot, a massive 26' x 28' GARAGE for all seasons, and an elm canopied street waiting just beneath the snow. Smart families don't wait until spring to lock this down.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360314
Bedrooms	5
Bathrooms	2

Year Built	1960
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,087.37 sq. ft.
Main Level Finished Area:	1,087.37 sq. ft.
Below Grade Finished Area:	965.14 sq. ft.
Acreage:	No
Lot Area:	6,146 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1960 (Age: 66)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7174HS

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Vinyl Siding
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener, Insulated, RV Access/Parking, Workshop in Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 16'8" × 10'11" ·
Main Floor	Dining Room · 12'10" × 8'7" ·
Main Floor	Kitchen · 16'3" × 12'7" ·

Main Floor	Bedroom - Primary · 12'7" × 12'3" ·
Main Floor	Bedroom · 12'4" × 8'2" ·
Main Floor	Bedroom · 11'2" × 8'8" ·
Basement	Game Room · 24'1" × 10'5" ·
Basement	Bedroom · 13'5" × 9'5" ·
Basement	Bedroom · 11'9" × 8'2" ·
Basement	Laundry · 13'3" × 13' ·
Basement	Furnace/Utility Room · 7'10" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Front Yard, Lawn, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/352-avonburn-road-se-calgary-a2360314/

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