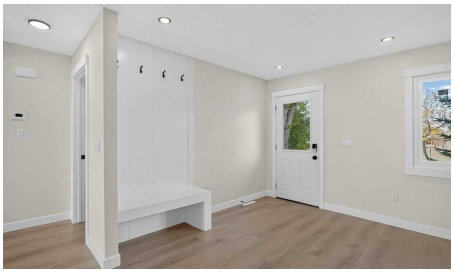
9532 Allison Drive SE

Calgary | Active | MLS® A2350159

$725,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1963**	**1,040 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this fully renovated, down-to-the-studs bungalow in Acadia, right across from a school park and just minutes from Macleod Trail and Heritage Drive. Upgrades include a new exterior, windows, doors, furnace, hot water tank, flooring, trim, and cabinetry. Outside, black painted brick paired with cream stucco and modern lighting gives the home great curb appeal. Inside, the main floor features vinyl plank flooring, a front entry with a built-in bench, and a living room centred around a tiled fireplace with built-in storage. The kitchen includes two-tone cabinets, a centre island, and stainless steel appliances, while the dining area has a feature wall and patio doors to the backyard. The primary bedroom offers a walk-through closet and an ensuite with a freestanding tub and glass shower, alongside a second bedroom and a four-piece bathroom. Downstairs, the finished basement adds a rec room, a kitchenette with a breakfast bar, two additional bedrooms, a third full bath, and dedicated laundry. Out back, you will find a large yard, an oversized double garage, and an extra parking space for an RV or boat.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350159
Bedrooms	4
Bathrooms	3
Year Built	1963
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:	1,040 sq. ft.
Main Level Finished Area:	1,040 sq. ft.
Below Grade Finished Area:	1,008.5 sq. ft.

Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'1½"
Front Exposure:	Southwest
Levels:	One
Total Rooms Above Grade:	5
Year built:	1963 (Age: 63)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	1326JK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	none
Restrictions:	Airspace Restriction
Main Floor	Living Room · 17'6" × 10'9" ·
Main Floor	Kitchen · 10'8" × 9' ·
Main Floor	Dining Room · 14' × 9'3" ·
Main Floor	Bedroom - Primary · 11'3" × 11' ·
Main Floor	Bedroom · 10'4" × 10'2" ·
Basement	Game Room · 20'10" × 11'7" ·
Basement	Other · 8'4" × 6'7" ·
Basement	Bedroom · 13'4" × 10'10" ·
Basement	Bedroom · 12'10" × 9'3" ·
Basement	Laundry · 9' × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Private Yard

Patio And Porch Features:	None
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9532-allison-drive-se-calgary-a2350159/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.