

\$649,900 - 613 Agate Crescent Se, Calgary

MLS® #A2108635

\$649,900

3 Bedroom, 3.00 Bathroom, 1,004 sqft
Residential on 0.11 Acres

Acadia, Calgary, Alberta

Home ownership in desirable Acadia! Located on a quiet street across from St. Cecilia School, this completely renovated and well maintained bungalow may well be what you have been seeking all along. Gorgeous curb appeal will have you wanting more and the interior will most certainly not disappoint. The main level foyer opens to the generous sized living and dining room areas, making it perfect for entertaining or having a morning coffee while you enjoy the fantastic sunrises. Kitchen includes white cabinets, granite countertops, updated stainless steel appliances, tasteful backsplash, undermount dual sinks and space for a kitchen table. Completing the main level are a huge primary bedroom with dream 5 piece ensuite, a second bedroom and another full bathroom. Hardwood and ceramic tile dominate. Cool in summer and warm in winter, the fully developed basement maximizes total living space with a large family room, a bedroom for guests or extended family, a 3 piece bathroom, and plenty of storage. Recently installed furnace is quiet and programmable. Tankless hot water on demand. Pride of ownership is quite evident everywhere you go. Spend warm summer days in the private, low maintenance west facing backyard, complete with a new patio with gas hookup for the BBQ. This home also includes a carport giving easy access to your vehicle from the house while protecting it from the elements. New sewer line from the dwelling to the city connection. Central location



near main arteries making it easy to get downtown or out of town. Close to area shopping, libraries, grocery stores, and schools. A safe and quiet neighborhood all around. This home cannot be overlooked. Show and sell.

Built in 1961

Essential Information

MLS® #	A2108635
Price	\$649,900
Sold Price	\$665,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,004
Acres	0.11
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	613 Agate Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0Z4

Amenities

Parking Spaces	2
Parking	Carport

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Tankless Hot Water
-------------------	--

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 8th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.