

\$879,000 - 412 Allston Avenue Se, Calgary

MLS® #A2123513

\$879,000

4 Bedroom, 4.00 Bathroom, 2,191 sqft

Residential on 0.14 Acres

Acadia, Calgary, Alberta

OPEN HOUSES - SAT, Apr 20

11:00am-2:00pm & SUN, Apr 21

1:00pm-3:00pm | Welcome to your dream

home in the heart of Acadia featuring over 3000sqâ€™™ of finished square footage and a

large number of Custom Features. This

charming 4-bedroom above grade residence

boasts a spacious south-facing front porch,

perfect for enjoying sunny afternoons and

welcoming guests. Step inside to a warm and

inviting foyer, setting the tone for the comfort

and elegance found throughout.

The heart of this home lies in its custom

kitchen, featuring meticulously crafted

site-finished cabinetry with center island that

adds both style and functionality. Host

memorable dinners in the traditional dining

room with tray ceiling, or unwind in the cozy

family room, complete with a Stunning gas

fireplace that exudes warmth and charm.

The main level master bedroom offers a

private retreat, complete with an ensuite

featuring luxurious amenities such as heated

tile floor, a steam shower, double vanities, and

a private water closet. The master also

features a custom site-finished walk-in closet.

Upstairs, three additional bedrooms (2 with

walk-in closets) provide ample space for family

or guests, while a 4-piece hall bathroom

ensures convenience for all.

Practical features abound, including central

vacuum, in-room audio and a convenient

laundry shoot providing easy access to the

lower level laundry room from both the upper



bathroom and master ensuite. The basement offers even more living space, with a versatile rec room, TV lounge, laundry room, full bathroom, and abundant storage options. Stay comfortable year-round with air conditioning and enjoy the benefits of a water softener system. Outside, the expansive backyard beckons with a large deck equipped with a gas line for BBQ and a hot tub, perfect for entertaining or relaxing under the stars. The sprawling lawn will be green all summer lawn thanks to the underground sprinkler system. The backyard also features a newer fence and a firepit. Don't miss the hidden Gemstone Lighting perfect for celebrating all your special occasions. Parking is a breeze with a front driveway and a massive heated double oversized garage measuring 22'x27', providing ample space for vehicles and storage alike. Don't miss the opportunity to make this exceptional property your own – schedule a showing today and experience the best of Acadia living!

Built in 1968

Essential Information

MLS® #	A2123513
Price	\$879,000
Sold Price	\$859,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,191
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	412 Allston Avenue Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1R7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway, Front Drive, Oversized, Parking Pad

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 1st, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

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