

\$699,888 - 363 Ashley Crescent Se, Calgary

MLS® #A2128677

\$699,888

5 Bedroom, 3.00 Bathroom, 1,022 sqft
Residential on 0.13 Acres

Acadia, Calgary, Alberta

*****OPEN HOUSE 2:00-4:00PM SATURDAY
MAY 04,2024***** This gorgeous

5 bedroom bungalow has been completely renovated and beautifully updated with the addition of an illegal basement suite perfect as a rental opportunity or for multi-generational living! Great curb appeal with neutral paint colours, a modern aesthetic and mature trees provide a show stopping first impression. The meticulously updated main floor features stylish décor, designer lighting, hardwood flooring and large sunny windows spilling in natural light. Unwind in the inviting living room in front of the sleek fireplace while clear sightlines encourage unobstructed conversations. The custom-crafted kitchen invites culinary exploration boasting 2-toned cabinetry paired beautifully with stainless steel appliances. All 3 bedrooms on this level are spacious and bright with 2 full bathrooms adding to your comfort and convenience. A chic laundry and mudroom perfectly combine style with function. Separate laundry and separate entrances provide the ultimate privacy between the main level and the illegal basement suite. This lower level has also been stunningly updated creating a versatile space for more family space but thanks to the addition of a full modern kitchen and smart floor plan is also ideal for an illegal rental suite, for extended family members or older children still living at home but needing a little more privacy. Featured on this level are updated lighting and flooring, a large family room, a



newly added crisp white kitchen, 2 bedrooms and an updated bathroom. The massive west-facing backyard has several ways to enjoy the outdoors hosting barbeques on the upper deck or gathered around the firepit on the paver-stone patio. Lovely garden beds have been incorporated as well as hedges for privacy. Parking will never be an issue thanks to the oversized double detached garage and additional parking pad with room for an RV. This outstanding home has everything on your wish list plus an unbeatable location in Acadia with several great schools, an off-leash park and the always popular Acadia Recreation Complex with an indoor skating rink, curling, squash and racquetball courts. Mere moments away are the river, Chinook Mall, Deerfoot Meadows and a quick commute downtown!

Built in 1960

Essential Information

MLS® #	A2128677
Price	\$699,888
Sold Price	\$735,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,022
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	363 Ashley Crescent Se
Subdivision	Acadia
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2H 1T6

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Chandelier, Open Floorplan, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Lane, Lawn, Garden, Landscaped, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 10th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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