

\$749,900 - 44 Atlanta Crescent Se, Calgary

MLS® #A2149407

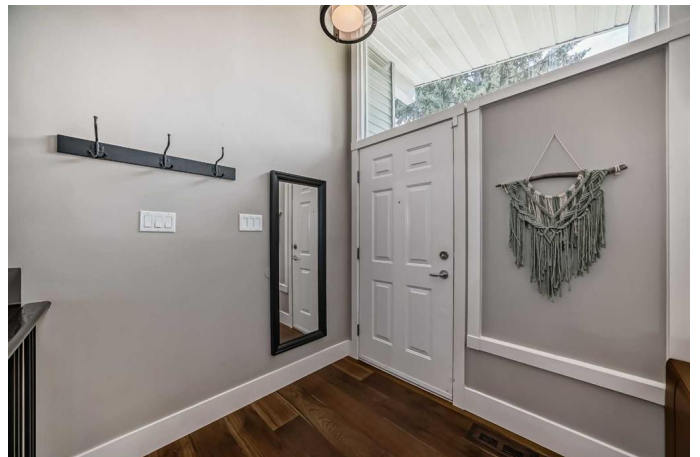
\$749,900

5 Bedroom, 3.00 Bathroom, 1,122 sqft
Residential on 0.11 Acres

Acadia, Calgary, Alberta

5 BEDROOMS | VAULTED CEILINGS | EN-SUITE | RENOVATED | AIR CONDITIONED | WALK TO ALL LEVELS OF SCHOOLS - Welcome to 44 Atlanta Crescent SE, located in the mature Southeast neighbourhood of Acadia. As you step inside this immaculately maintained 5 bedroom, 2.5 bathroom home with 1970 square feet of total livable space, you'll be captivated by large south-facing windows that fill the space with natural light. Functionality is key with this well-designed renovation optimizing space for the contemporary family living along with style and comfort. Featuring wide-plank engineered hardwood flooring, the main level layout seamlessly flows together the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The modern kitchen is a chef's paradise, featuring a large island with an abundance of counter space and stainless-steel appliances, including a double oven, and access to the patio for outdoor grilling with a natural gas hook up. The lower levels have newer carpet, modern light fixtures, and a beautifully updated bathroom with tiled shower. The fully finished basement provides opportunities to be used as a home theatre, workout space, recreational room and more.

You can find comfort on those hot summer days with the air conditioning and warmth in the cooler months with an updated high-efficiency furnace. Outside you will find a



beautifully maintained backyard with perennial flower beds and established trees offering privacy, perfect for relaxing or hosting outdoor gatherings. Don't miss out on this home, located on a quiet street within walking distance to all levels of schools all while having access to all the amenities along Macloed Trail. This house won't stay on the market for long, schedule your private viewing today!

Built in 1961

Essential Information

MLS® #	A2149407
Price	\$749,900
Sold Price	\$750,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.11
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	44 Atlanta Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0Y1

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Private, Treed
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 23rd, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Baxter & Associates Real Estate Services
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