

\$559,900 - 611 Agate Crescent Se, Calgary

MLS® #A2156571

\$559,900

3 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

Incredible value in the sought after and established Community of Acadia! This home is tucked away on a quiet street and a stones throw away from both St. Cecilia Elementary School & the Playground nearby. This property serves as an incredible family home that can be cared for and renovated over time to establish equity, and enter the detached market at a reasonable price point. This home is also the perfect opportunity for someone looking to renovate and re-sell in Spring 2025; where one could turn a profit after completing modifications to the home. The structure is incredibly well built with stucco and brick siding, all of which is in excellent condition. The roof is tar/gravel which is easy to maintain and has more longevity than your traditional asphalt shingles. The main floor has over 1000 square feet of living space with new vinyl windows throughout, leaving a large expense already taken care of. 3 bedrooms including primary, functional living/kitchen/dining area and a 4-piece bathroom complete the main level. Downstairs has a large recreation room, an additional bedroom, mechanical/laundry and another full bathroom. The attached single garage provides convenient access into the home; but could also be renovated and turned into additional living space on the main floor (nearly 250 extra square feet). The lot size and back lane access provide ample space to add an additional double or triple garage. There are endless opportunities here for families, investors and renovators a like, making it a



truly versatile real estate purchase. Please contact directly for all private viewings and inquiries.

Built in 1961

Essential Information

MLS® #	A2156571
Price	\$559,900
Sold Price	\$537,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.11
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	611 Agate Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2S4

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Bookcases, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot, Treed
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	October 1st, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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