

\$639,900 - 232 Allan Crescent Se, Calgary

MLS® #A2162687

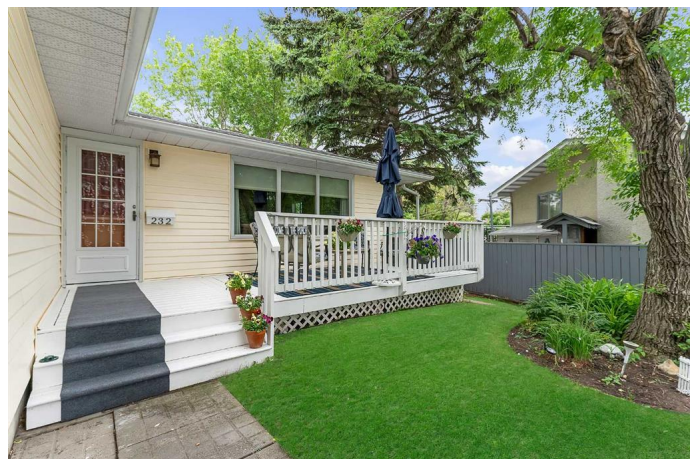
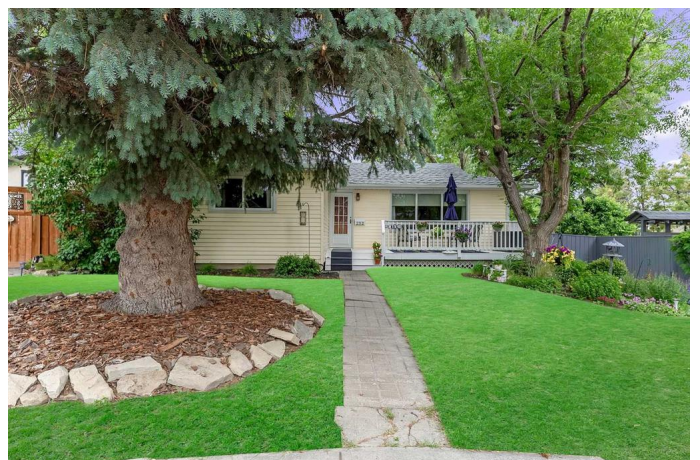
\$639,900

4 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.18 Acres

Acadia, Calgary, Alberta

HUGE PRICE ADJUSTMENT!! Star in your own fairytale in your charming new home in Acadia!! This four bedroom, two bathroom bungalow has endless possibilities, and pride of ownership is evident throughout. The beautiful family home welcomes you with a very warm, inviting living/dining room, upgraded kitchen with breakfast nook, and rounding out the main level is a spacious primary bedroom, secondary bedroom, and updated four-piece bathroom. Don't miss peeking your head into the spacious pantry! The home also features a stunning front deck to enjoy warm evenings and a big back deck for entertaining and barbecues. The lower level has two additional bedrooms and a three-piece bathroom and a large additional recreation room for added living space. There is also additional storage in the laundry/utility room, under the stairs, AND a cold room to use as you please. Enter the backyard, and you will truly be transported into a storybook; the absolutely huge backyard has complete privacy, ample space and leads to a DOUBLE detached garage. Both the front and backyard have been meticulously maintained and landscaped. There is so much potential with this home for first-time home buyers, downsizers, buyers wanting to be close to downtown, and investors alike. The lot alone has so much potential. The home is conveniently located close to schools, shopping, and very easy access to downtown and transit. You do not want to miss out on



this home and the chance to make it your own and start living your dreams today. Don't miss your chance and book a showing today!!

Built in 1965

Essential Information

MLS® #	A2162687
Price	\$639,900
Sold Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.18
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	232 Allan Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0T4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 13th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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