

\$725,000 - 348 Adams Crescent Se, Calgary

MLS® #A2167207

\$725,000

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.12 Acres

Acadia, Calgary, Alberta

Completely & beautifully renovated bungalow with illegal 1 bedroom basement suite, located on a quiet street backing onto greenspace in the established community of Acadia! The open main level presents top quality laminate, carpet & travertine flooring & an abundance of recessed lighting & stylish light fixtures, showcasing the living room with lineal electric fireplace which is open to the kitchen that's tastefully finished with granite counter tops, eating bar, maple cabinets with under cabinet lighting, travertine backsplash & stainless steel appliance package, including a built-in drawer microwave. There are also 3 bedrooms & a 5 piece bath with maple vanity, dual sinks, travertine tile throughout, custom mirrors & recessed & toe-kick lighting on the main level. The illegal 1 bedroom basement suite has also been renovated, featuring a spacious living room with lineal fireplace, kitchen with plenty of storage space & eating bar, a 3 piece bath with heated floor & porcelain & ceramic tile. A laundry room completes the basement level. Other notable features include central air conditioning, all new doors & trim & a high efficiency furnace. Outside, enjoy the attractively landscaped front yard with flagstone walkway & immaculate, secluded back yard with cedar fencing, large concrete patio & landscaping lighting. The double detached garage is insulated, heated & includes a 240V receptacle. The location can't be beat - close to Acadia Athletic Park, Acadia



Community Association, many schools, shopping, public transit & easy access to Macleod & Blackfoot Trails as well as Southland & Heritage Drives.

Built in 1965

Essential Information

MLS® #	A2167207
Price	\$725,000
Sold Price	\$730,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.12
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	348 Adams Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0T6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, See Remarks

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	High Efficiency, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Yard Lights, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 27th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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