$724,900 - 36 Allandale Close Se, Calgary

MLS® #A2207470

$724,900

4 Bedroom, 3.00 Bathroom, 1,159 sqft
Residential on 0.12 Acres

Acadia, Calgary, Alberta

Spring has finally arrived!! Time to make some decisionsâ€¦ what neighbourhood would you like to settle into?? Why not Acadia?? This vibrant community is centrally located with easy access to major arteries, close to amazing schools K-12, fantastic shopping centres, parks, recreation facilities & the Bow River Valley park/pathway system. Why not then Consider this beautiful 4 bed, 3 bath Mid-Century home with over 2200 sq.ft. of dev. living space & a modern open plan the suits our contemporary lifestyle. The bright, spacious main level, is perfect for entertaining with features that include; new windows & custom blinds; kitchen with island, storage drawers, a new dishwasher & stove; upgraded lighting & paint; & a functional mud room at the backdoor. Retire toÂ upper level with 3 large bedrooms & 2 upgraded bathrooms. Relax in the renovated lower level featuring; a welcoming family room with wood burning fireplace, large windows, new carpet & lighting; a 4th bedroom with fresh paint, new flooring & insulated walls to keep you warn & cozy; & a dream laundry room (not a closet), with top tier washer/dryer & utility sink. Retreat to the basement level that features; a large openÂ flex room with new drop-down ceiling (perfect for gaming, gym or crafts room); renovated 3-piece bath; & 3 storage areas with built-in shelving. The snow is gone the sun is outâ€¦ time to fire up the BBQ & go outside to your amazing south facing backyard with mature trees, perennial gardens, planter boxes

& concrete patio. There is a paved parking pad for your toys right in front of the oversized, heated, double garageâ€¦ but is you want a bigger yard - move the garage door to the alley & revert the parking pad to grass or patio space. Located on a quiet close with wonderful neighboursâ€¦. Come see this amazing property today!

Built in 1969

Essential Information

MLS® #	A2207470
Price	$724,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,159
Acres	0.12
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	36 Allandale Close Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1V9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Off Street, Parking Pad, Garage Door Opener

# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	54
Zoning	R-CG

Listing Details

Listing Office	Houston Realty.ca