

# \$724,900 - 27 Atlanta Crescent Se, Calgary

MLS® #A2208536

## \$724,900

4 Bedroom, 4.00 Bathroom, 1,081 sqft  
Residential on 0.13 Acres

Acadia, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 12TH 3:00 PM TILL 5:00 PM. The property will be vacant May 3rd, 2025. This home is renting \$1900 down and \$2100 up. Basement is vacant and upstairs will be vacant May 3rd. This property also has development potential. The city says you can't build a 8 plex but you can build a 4 plex. A duplex with legal basement suites for a money making investment to sell or hold. This home currently features 2 bedrooms up and down and 4 full bathrooms which include 2 ensuites. It is also located on the corner lot so there is more than ample parking. You'll be sure to enjoy the south facing back yard as well where you can have a large garden or install a sizeable parking pad. The oversized garage is fully finished with insulation and heat(as is). Come see all this home has to offer at the open house on Saturday.

Built in 1961

### Essential Information

MLS® #	A2208536
Price	\$724,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,081
Acres	0.13
Year Built	1961



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	27 Atlanta Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0X9

### **Amenities**

Parking Spaces	7
Parking	Double Garage Detached, Garage Faces Rear, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	8

Zoning

R-CG

## **Listing Details**

Listing Office

RE/MAX Realty Professionals

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