

\$749,900 - 36 Allandale Close Se, Calgary

MLS® #A2207470

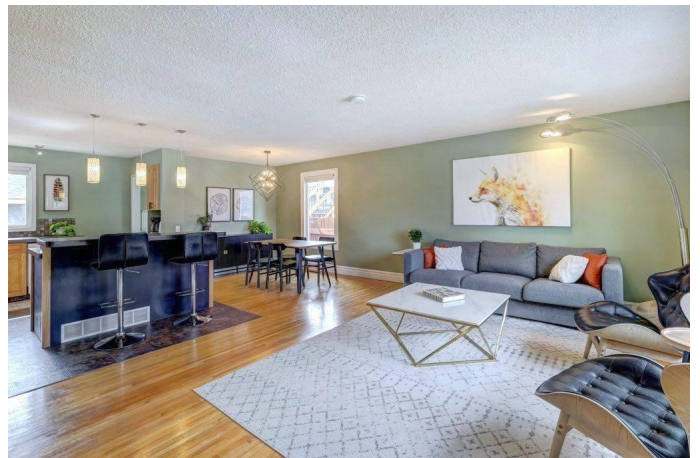
\$749,900

4 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.12 Acres

Acadia, Calgary, Alberta

This beautiful Mid-Century home has over 2200 sq.ft. of dev. living space & is located on a quiet close, in the heart of Acadia, walking distance to schools, playgrounds, shops & rec. facilities. The modern open plan main level, is perfect for entertaining with features that include; new windows & custom blinds throughout (rooms are filled with natural light); kitchen with island, storage drawers, a new dishwasher & stove (open to dining & living areas); upgraded lighting & paint throughout; & functional mud room at the backdoor. Retire to an 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 (keep you warm & cozy); & a dream laundry room (not a closet), with top tier washer/dryer & utility sink. Retreat to the basement level that features; a large open 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. Spring is coming!! 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 garage with new stucco siding. Acadia is a vibrant community, centrally located with easy access to major arteries, shopping centres, parks, recreation centres &



the Bow River Valley. This amazing property in a fantastic location awaits.....

Built in 1969

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2207470 |
| Price | \$749,900 |
| 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, Garage Door Opener, Heated Garage, Off Street, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |

| | |
|-----------------|-----------------------------------------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Brick Facing, Family Room, Wood Burning |
| 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 | 17 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

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