

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

MLS® #A2207470

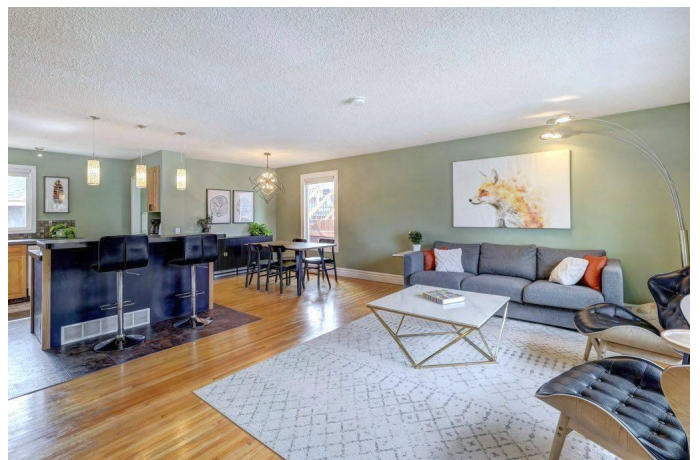
**\$749,900**

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	18
Zoning	R-CG

## Listing Details

Listing Office	Houston Realty.ca
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