

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

MLS® #A2207470

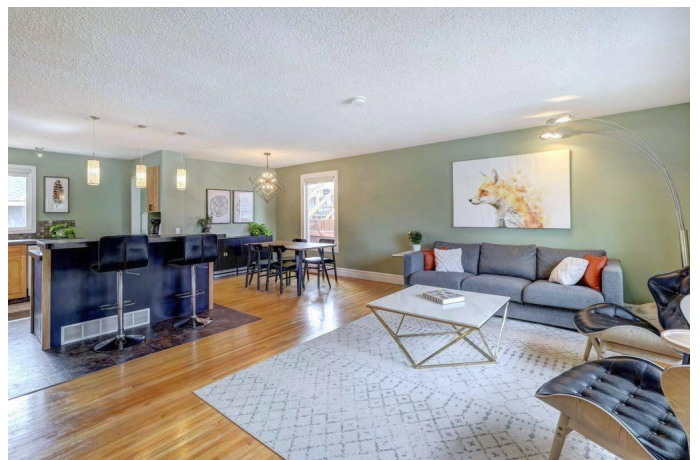
**\$749,900**

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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