

# \$769,999 - 235 Allan Crescent Se, Calgary

MLS® #A2235157

**\$769,999**

3 Bedroom, 3.00 Bathroom, 1,120 sqft  
Residential on 0.14 Acres

Acadia, Calgary, Alberta

Enjoy a beautiful summer in your very own backyard oasis, complete with a heated pool perfect for entertaining friends and family. The pool slopes to a max depth of 9 feet and features a diving board, thermostat-controlled temperature, a brand new pump and chlorinator installed in 2024, summer solar blanket on a roller, removable winter hard cover and a liner replaced in 2021. It is also fully fenced in, keeping children and pets safe while you relax or entertain. A dedicated pool house adds convenience with a full 3-piece bathroom, making it easy to host summer gatherings without ever needing to step inside. The home sits on a large corner lot and has fantastic curb appeal with beautiful landscaping. Inside, the main floor is bright and open with a spacious living room, dining area, and a stunning white kitchen with newer stainless steel appliances. The island features pendant lighting, and a door from the kitchen leads directly to the covered, rear deck overlooking the pool. The living room has large vinyl windows that fill the space with natural morning light. Down the hall is a second rear exit to the west facing backyard, a renovated 4-piece bathroom and two bedrooms including a generous primary retreat that was formerly two bedrooms and could easily be converted back if desired. The main floor features hardwood flooring in the living area, tile in the kitchen and laminate in the bedrooms. The basement has been updated with a spacious recreation room, vinyl plank flooring, large



vinyl windows and a stylish wet bar. There's also a front-facing bedroom, a 3-piece bathroom, and plenty of storage. The home also features a heated, double detached garage. Additional updates include the roof (2020), high efficiency furnace, vinyl windows, A/C service and more. Located in the well-established community of Acadia, this home is just minutes from schools, parks, playgrounds, Deerfoot Trail, Southcentre Mall and a variety of local shops, restaurants and amenities. This is the perfect place to enjoy the best of summer living and year-round comfort. Check out the 3D Virtual Tour and book your showing today!

Built in 1965

### Essential Information

MLS® #	A2235157
Price	\$769,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,120
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	235 Allan Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0T3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2
Has Pool	Yes

### Interior

Interior Features	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Other
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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