

# \$569,000 - 122 Allandale Close Se, Calgary

MLS® #A2196184

**\$569,000**

2 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Welcome to 122 Allandale Close SE â€” A Rare Opportunity on a MASSIVE Pie Lot with a LEGAL Basement Suite

This charming and fully updated property offers over 1,000 sq ft on the main floor, featuring a bright open-concept layout, perfect for both daily living and entertaining. The main level boasts 2 spacious bedrooms, a fully renovated, modern tiled bathroom, a feature wall in the living room, separate dining space --a seamless flow between the living room, dining area, and kitchen, creating an inviting atmosphere throughout.

Step outside onto your expansive back deck and enjoy the peaceful setting surrounded by mature trees, flower and shrub beds, and ample yard spaceâ€”a true gardener's delight. The pie-shaped lot offers abundant parking at the rear and plenty of room for a supersized garage (buyers are encouraged to confirm garage potential and permits with the City of Calgary).

The LEGAL basement suite adds incredible value and versatility with its own private entrance, a supersized bedroom, full bathroom, and a brand new kitchen. Ideal for multigenerational living, rental income, or guest accommodations.

Located on a quiet close in a well-established community, close to schools, parks, transit, and shopping, this is an ideal property for homeowners or investors alike.

Don't miss your chance to own this unique home with income potential and an



exceptional lot. Book your private showing today.

Built in 1969

### Essential Information

MLS® #	A2196184
Price	\$569,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	122 Allandale Close Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1V9

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

### Interior

Interior Features	Vinyl Windows
Appliances	Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Pie Shaped Lot, Private, Interior Lot
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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