

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

MLS® #A2207470

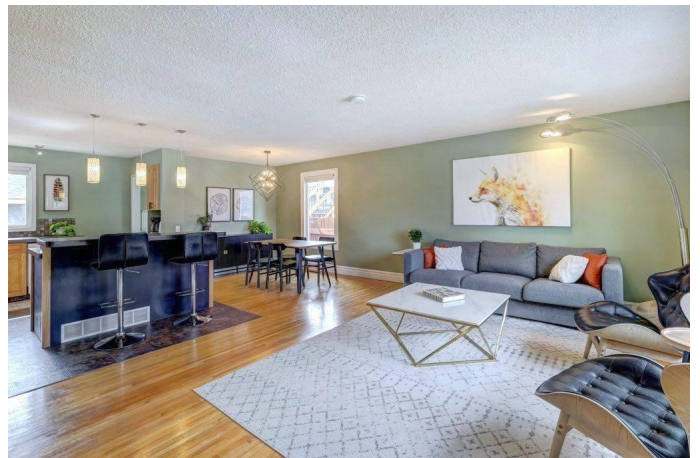
## \$749,900

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      | Family Room, Brick Facing, 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 | 23              |
| Zoning         | R-CG            |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.