

# \$539,000 - 211 Allan Crescent Se, Calgary

MLS® #A2242658

**\$539,000**

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

HERE IS YOUR OPPORTUNITY! MASSIVE PRICE DROP!!! Welcome to your dream investment opportunity nestled on a serene crescent in one of Calgary's most sought-after neighbourhoods! This delightful bungalow features three spacious bedrooms, an inviting open-concept living, dining, and kitchen area with stunning vaulted ceilings—imagine the possibilities for design and personalization! The lower level boasts a fully finished space that was once a suite, easily transformable back for additional income (with approval of the city) or guest accommodations. You'll find a generous recreation room, a full bathroom, and a fourth bedroom, perfect for versatility and family gatherings. Step outside to your generous backyard, complete with a two-car garage featuring an updated roof—ideal for all your storage needs, from camping gear to holiday decorations. Situated just minutes from Macleod Trail, enjoy the convenience of nearby amenities while savouring the peace and quiet this location offers. With a little elbow grease and thoughtful renovations, this bungalow can be transformed into a stunning home that appreciates in value. Don't miss this incredible chance to invest in Acadia—schedule your viewing today and unlock the potential of this charming property!

Built in 1965

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2242658    |
| Price          | \$539,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,064       |
| Acres          | 0.13        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 211 Allan Crescent Se |
| Subdivision | Acadia                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2J0T3                |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                      |
| Parking        | Concrete Driveway, Front Drive, Parking Pad, RV Access/Parking, Double Garage Detached |
| # of Garages   | 2                                                                                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |

|              |                 |
|--------------|-----------------|
| Construction | Metal Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 61              |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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