



## 218 Allan Crescent Calgary Alberta

\$499,900

Welcome to the popular community of Acadia in SE Calgary! This R2 zoned half DUPLEX BUNGALOW (could be SUITED with some changes) has ZERO CONDO FEES. This home is beaming with love & care! So many changes/renos here: newer windows, newer paint & roof, Central A/C, MASSIVE SUNNY YARD for a city lot, and so much more! Open the door to a renovated kitchen with an eat-in area made to use the space perfectly... a living room with large windows and a wood burning fireplace, 3 bedrooms and a full bath! The basement is completely renovated and offers a LARGE living room, a LARGE bedroom and a full bath.. an office area, laundry storage... so awesome! FYI: there is a SEPARATE ENTRANCE door to the basement. Also here there is plumbing ready for a future kitchen (RC-2 lot) in case you want to apply to have a SUITE! The backyard is fully fenced and has a single detached OVERSIZED garage! The backyard has a beautiful large tree & it feels huge.. enjoy your summer on the deck in the WEST sun! Walk to schools & REC centres( including Osten & Victor tennis, Acadia Rec Centre) and shopping! Such a convenient location... close to virtually everything! Welcome home! (id:6769)

3pc Bathroom 7.42 Ft x 7.50 Ft  
Bedroom 10.33 Ft x 16.67 Ft  
Family room 24.33 Ft x 15.25 Ft  
Office 11.58 Ft x 8.00 Ft  
Kitchen 116.58 Ft x 93.17 Ft  
Living room 11.25 Ft x 17.92 Ft

Primary Bedroom 8.92 Ft x 15.08 Ft  
3pc Bathroom 8.92 Ft x 5.00 Ft  
Bedroom 10.42 Ft x 8.67 Ft  
Bedroom 13.92 Ft x 8.00 Ft  
Dining room 7.75 Ft x 5.33 Ft  
Pantry 2.25 Ft x 3.17 Ft

Listing Presented By:



Originally Listed by:  
MAXWELL CANYON CREEK

<http://www.kalloteam.com/>



CIR

REALTY

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