



## 100 Allandale Close Calgary Alberta

\$720,000

Located in the established and family-friendly community of Acadia, this detached bungalow offers over 2,100 sq. ft. of living space with excellent potential for both homeowners and investors. Acadia offers close proximity to schools, parks, and walking/biking paths, making it a great place to call home. This property features a spacious main level with its own entrance, while the lower level offers an illegal suite with a separate entrance--an excellent opportunity to live upstairs while renting downstairs. The home sits on a large lot that backs onto a peaceful greenspace and is just steps from a playground. A double detached garage, along with two additional parking spots in the back alley, makes this property even more practical for families, tenants, or future redevelopment. With R-CG zoning, this home also presents an exciting opportunity for developers or buyers looking to renovate, or build multiple dwellings. Whether you're seeking a revenue property, a development project, or simply a well-located bungalow with room to grow, this Acadia home has all the right features. (id:6769)

Laundry room 6.75 Ft x 6.75 Ft

Living room 17.75 Ft x 10.67 Ft

Kitchen 13.42 Ft x 8.17 Ft

Bedroom 12.92 Ft x 17.17 Ft

3pc Bathroom 9.00 Ft x 4.50 Ft

Bedroom 12.92 Ft x 11.33 Ft

Furnace 4.00 Ft x 5.67 Ft

Living room 19.67 Ft x 12.00 Ft

Dining room 9.25 Ft x 9.33 Ft

Kitchen 12.25 Ft x 12.75 Ft

Primary Bedroom 11.92 Ft x 13.58 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Bedroom 11.92 Ft x 9.08 Ft

Bedroom 8.42 Ft x 10.33 Ft

Listing Presented By:



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