



## 28 Arbour Cres Crescent Calgary Alberta

\$621,000

This 1,044 sq ft bungalow, located on a large corner lot in the desirable Acadia neighborhood, combines comfort and potential. Acadia is one of Calgary's most sought-after communities, known for its excellent location and family-friendly atmosphere. The main floor features 3 bedrooms, a spacious living room with a cozy wood-burning fireplace, and a full bathroom. The fully finished basement includes an additional bedroom, a partial bath, and room for future development. Most major items have been updated, newer windows, insulation in attic, eavestrough, hot water tank, furnace. Recent updates include newer shingles, windows, exterior doors, granite kitchen countertops, high-efficiency furnace, water heater, garage door, and a fully fenced backyard. The property also offers a double detached garage, plenty of street parking, and a private backyard. Conveniently located near shopping, schools, transit, and major routes, this home is ideally situated. With R-CG zoning, it also presents exciting investment potential. This Acadia gem is full of possibilities—schedule a showing today to discover its true potential! (id:6769)

3pc Bathroom 8.42 Ft x 7.33 Ft

Bedroom 10.00 Ft x 8.33 Ft

Laundry room 13.42 Ft x 15.67 Ft

Recreational, Games room 20.00 Ft x 38.08 Ft

4pc Bathroom 8.58 Ft x 4.75 Ft

Bedroom 7.50 Ft x 11.25 Ft

Bedroom 11.17 Ft x 8.08 Ft

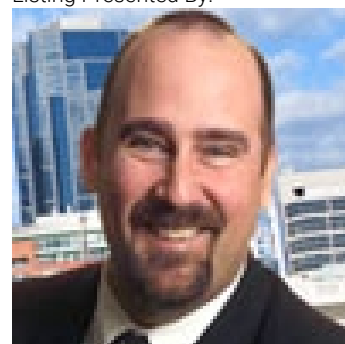
Dining room 9.08 Ft x 8.33 Ft

Kitchen 12.50 Ft x 12.33 Ft

Living room 13.25 Ft x 12.75 Ft

Bedroom 12.50 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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