



# 37 Arbour Crescent Calgary Alberta

\$649,500

37 ARBOUR CRESCENT SE \*\* LOCATED IN THE HEART OF ACADIA, THIS 5-BEDROOM BUNGALOW WITH 2144 SQ/FT OF LIVING SPACE PLUS OVERSIZED DOUBLE DETACHED GARAGE AWAITS YOU. This newly zoned R-CG home is the perfect candidate for redevelopment or the perfect fixer-upper to suit your creative visions. Feature a large full sized lot with trees features original oak hardwood flooring, main floor laundry, a full open kitchen, large main floor living room, 3 good sized bedrooms and a full main floor bathroom. This property features a separate entrance in the back of the house to an illegal basement suite with 2 bedrooms, a full bathroom, laundry, loads of storage, a spare flex/hobby/storage room and a large family room. The home also has a south facing bright and sunny back yard that is fenced, landscaped and has a wood deck plus patio an enormous 28' x 20' double detached garage with electrical. Situated in a terrific and quiet location just steps to David Thompson Middle School, easy proximity to the recreation complex with fitness, skating and hockey rinks, swimming pools in addition to the Sue Higgins off leash park, the C train station, bicycle and walk paths and more. Easy access to McLeod Trail to Chinook Mall, downtown and to the south to Stony Trail en route to the mountains. This home is a great opportunity. Don't miss this chance to own in desirable Acadia. (id:6769)

- Den 8.75 Ft x 8.08 Ft
- Family room 17.08 Ft x 11.50 Ft
- Furnace 5.83 Ft x 4.50 Ft
- Laundry room 10.75 Ft x 4.08 Ft
- Storage 11.58 Ft x 5.67 Ft
- Other 11.42 Ft x 9.00 Ft
- Bedroom 14.42 Ft x 8.17 Ft
- Bedroom 11.58 Ft x 10.58 Ft
- 3pc Bathroom 6.92 Ft x 5.50 Ft

- Living room 14.92 Ft x 13.42 Ft
- Kitchen 11.25 Ft x 8.50 Ft
- Dining room 9.08 Ft x 9.08 Ft
- Laundry room 7.67 Ft x 4.50 Ft
- Foyer 7.58 Ft x 3.67 Ft
- Primary Bedroom 11.25 Ft x 10.83 Ft
- Bedroom 10.83 Ft x 8.58 Ft
- Bedroom 12.50 Ft x 8.58 Ft
- 4pc Bathroom 8.50 Ft x 4.92 Ft

Listing Presented By:



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