



THE
A-TEAM

**RE/MAX
FIRST**

83 ALDERWOOD Close, Calgary T2H 1T4

MLS® #: **A2160393**

Area: **Acadia**

Listing Date: **09/05/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area

Abv Sqft: **1,087**
Low Sqft:
Ttl Sqft: **1,087**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,800 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,No Neighbours Behind,Street Lighting,Private**

Park Feat:

Alley Access,Off Street,On Street,Paved

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),French Door,Laminate Counters,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	9`0" x 4`11"
Bedroom	Main	10`6" x 8`5"
Dining Room	Main	13`1" x 9`5"
Kitchen	Main	12`8" x 13`5"
Bedroom	Basement	18`2" x 8`8"
Laundry	Basement	9`2" x 15`10"
Storage	Basement	5`3" x 8`9"

Room	Level	Dimensions
Bedroom	Main	10`7" x 8`5"
Bedroom - Primary	Main	12`7" x 9`9"
Living Room	Main	11`10" x 12`9"
3pc Bathroom	Basement	6`5" x 6`4"
Kitchen With Eating Area	Basement	10`7" x 10`4"
Game Room	Basement	22`0" x 18`3"
Furnace/Utility Room	Basement	6`0" x 7`4"

Title: **Fee Simple**
Zoning: **R-C2**
Legal Desc: **6335JK**

Remarks

Pub Rmks: **Hello, Gorgeous! Welcome to your new home in the charming community of Acadia, where comfort meets convenience on a quiet street. This inviting 4 bedroom, 1088 SQFT Bungalow features elegant hardwood flooring on the upper level, complemented by modern vinyl plank flooring in the kitchen. The kitchen is equipped with ample counter space and storage for your culinary needs. The open dining area flows nicely into your bright living room which extends into your bedrooms off to the side. The upstairs bathroom is a highlight, boasting a new quartz countertop vanity that adds a touch of luxury. The basement of this home includes an illegal suite, offering a spacious living room, a cozy 4th bedroom, and a fully functional kitchen with the same essential appliances found upstairs. A shared laundry facility adds to the practicality of the space. The basement also features a gas log lighter fireplace, ideal for cozy evenings. Additional amenities include cold storage and ample storage options throughout the home. Step outside to enjoy a large backyard surrounded by mature trees providing a serene setting for relaxation and play. The property backs onto a school and playground and is adjacent to a walking path, enhancing your outdoor lifestyle. Located in a great community, this home offers the perfect blend of tranquility and accessibility. Don't miss the opportunity to make this delightful property your own.**

Inclusions: **Bathroom Shelves, Central Vac with Attachments (as is condition), Dishwasher, Electric Stove, Entrance Mirror, Refrigerator**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









