



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 ALLANDALE Close, Calgary T2H 1V9**

MLS®#: **A2176831**

Area: **Acadia**

Listing Date: **11/01/24**

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**  
Lot Information  
Lot Sz Ar: **5,199 sqft**  
Lot Shape: **50' x 102'**

Finished Floor Area  
Abv Sqft: **1,029**  
Low Sqft:  
Ttl Sqft: **1,029**

DOM

**82**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air**  
Sewer:  
Ext Feat: **Awning(s),BBQ gas line,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Freezer,Refrigerator,Washer**  
Int Feat: **Dry Bar,No Animal Home,No Smoking Home**  
Utilities: **Cable Available,Natural Gas Connected,Garbage Collection,Water Connected**

Room Information

| Room                | Level        | Dimensions            |
|---------------------|--------------|-----------------------|
| <b>4pc Bathroom</b> | <b>Main</b>  | <b>11`0" x 4`11"</b>  |
| <b>Bedroom</b>      | <b>Main</b>  | <b>12`4" x 8`0"</b>   |
| <b>Living Room</b>  | <b>Main</b>  | <b>13`10" x 17`5"</b> |
| <b>2pc Bathroom</b> | <b>Lower</b> | <b>7`0" x 5`4"</b>    |
| <b>Family Room</b>  | <b>Lower</b> | <b>15`5" x 20`0"</b>  |
| <b>Game Room</b>    | <b>Lower</b> | <b>12`6" x 15`8"</b>  |

| Room                     | Level        | Dimensions            |
|--------------------------|--------------|-----------------------|
| <b>Bedroom</b>           | <b>Main</b>  | <b>11`1" x 8`7"</b>   |
| <b>Kitchen</b>           | <b>Main</b>  | <b>10`11" x 16`1"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>11`1" x 11`6"</b>  |
| <b>Bonus Room</b>        | <b>Lower</b> | <b>10`7" x 10`1"</b>  |
| <b>Laundry</b>           | <b>Lower</b> | <b>13`5" x 16`9"</b>  |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**6335JK**

Remarks

Pub Rmks:

**Welcome to this delightful and original 3-bedroom bungalow located in the sought-after Acadia neighborhood. Spanning 1,029 sq. ft. on a tranquil 50' x 103' lot, this home offers an impressive total of over 2,000 sq. ft. of living space, perfect for families or those looking to settle in a peaceful environment. As you step inside, you'll appreciate the spacious layout that includes a bright living area inviting natural light, a functional kitchen ideal for culinary adventures, and ample storage throughout the home. The bungalow features three well-sized bedrooms, ensuring everyone has their own personal retreat. With the convenience of a 4-piece bathroom and an additional 2-piece bath, hosting family and guests is a breeze. Outside, the generous south-facing backyard is perfect for soaking up the sun. Enhanced by multiple fruit trees and a variety of mature trees and bushes, it creates a serene atmosphere for relaxation or entertaining. The property also includes an oversized single garage, providing plenty of space for your vehicle and additional storage. A paved lane behind the home allows for easy access to the garage, adding convenience to your daily routine. This charming bungalow represents not only a wonderful family home but also a fantastic investment opportunity. With the potential to customize and renovate to your liking, you can truly make this space your own. Acadia is a desirable neighborhood known for its friendly atmosphere and strong sense of community, making it the perfect chance for families to settle in a fantastic area while creating a home that reflects their personal style. Don't miss out on this charming bungalow in Acadia! Whether you're looking to invest or find the perfect family home, this property offers a wonderful opportunity to get into a great community. Schedule a viewing today and experience all that this lovely property has to offer!**

Inclusions:  
Property Listed By:

**Pool Table, Garage Workbench  
TREC The Real Estate Company**

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









