



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

32
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
4pc Bathroom	Main	11`0" x 4`11"
Bedroom	Main	12`4" x 8`0"
Living Room	Main	13`10" x 17`5"
2pc Bathroom	Lower	7`0" x 5`4"
Family Room	Lower	15`5" x 20`0"
Game Room	Lower	12`6" x 15`8"

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

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









