



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 ALLAN Crescent, Calgary T2J 0T3**

MLS®#: **A2186194**

Area: **Acadia**

Listing Date: **01/08/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1965**

Finished Floor Area

Abv Sqft: **1,107**

Low Sqft:

Ttl Sqft: **1,107**

Lot Information

Lot Sz Ar: **5,661 sqft**

Lot Shape:

DOM

**1**

Layout

Beds: **5 (3 2 )**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Electric Stove, Refrigerator, Washer/Dryer**

Int Feat: **Laminate Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 11`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 9`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 11`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`6" x 10`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`4" x 12`5"</b>

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C1**

Legal Desc:

3075JK

Remarks

Pub Rmks:

**Great location, in the heart of Acadia , over 2000 sqft of development, Fully renovated, 2 blocks away from major shopping, near all amenities, large open and bright, 5 bedroom's, 3 full baths, double detached garage, large lot and back yard, Ideal for the growing family.**

Inclusions:

n/a

Property Listed By:

**MaxWell Canyon Creek**

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







