

## 90 Allandale Close SE Calgary, Alberta

## MLS # A2263922



# \$499,900

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached, Stall		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** furniture included if intrest

Welcome to this charming 2-storey half duplex located on a quiet tree-lined cul-de-sac in the heart of Acadia. Perfectly positioned beside a green pathway and backing onto a school yard and park setting, this property combines privacy, convenience, and family-friendly living. The pie-shaped lot offers an expansive backyard with alley access, a detached single-car garage, and RV parking. A front chain-link fence adds security while still showcasing curb appeal. Inside, the south-facing living room fills the main level with natural light. The updated kitchen features glossy cabinetry, an undermount sink, and space for a full dining table, perfect for family meals and entertaining. From here, sliding patio doors open to a private backyard patio. An additional back entrance leads to a mudroom with a half bathroom and convenient basement access. The upper floor offers three spacious bedrooms and a full 4-piece bathroom plus a large linen closet. Downstairs, the fully finished basement includes a family room, an additional bedroom, and another 4-piece bath—plus rough-ins from a previous kitchen setup, providing suite potential (subject to approval and permitting by the city/municipality) 4 bedrooms total (3 up, 1 down), 2.5 baths, and no condo fees, this home offers incredible value in one of Calgary's most sought-after neighbourhoods. Schools, parks, shopping, and transit are all within easy reach, making this the ideal opportunity for families, investors, or first-time buyers alike.