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218A Allan Crescent SE
Calgary, Alberta

MLS # A2354044

$499,900

Division:	Acadia		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,008 sq.ft.	**Age:**	1966 (60 yrs old)
Beds:	4	**Baths:**	2
Garage:	Alley Access, Off Street, Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, No Neighbours Behind, Pie Shape		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

Inclusions: Murphy Bed, bathroom mirrors x2, garage remotes, ceiling fan remote

Welcome home to Acadia - one of SE Calgary's most convenient and well-loved neighbourhoods! This duplex bungalow has plenty of recent updates: newer windows, paint, and roof, plus central A/C to keep things cool all summer. Step inside to a bright living room with big windows and a cozy wood-burning fireplace, flowing into a renovated kitchen with stone countertops, an eat-in dining area, new lighting, fresh hardware, and a brand-new fridge. The main floor also offers three comfortable bedrooms and a full 3 piece bath. Downstairs, the basement is newly updated with a large rec room, a spacious bedroom, a full bath, and even an office nook/den and laundry/storage space. It also has its own separate side entrance, which is great for privacy, guests, or future rental potential (plumbing roughed in for a future kitchen and sink in laundry room). Outside, the pie-shaped lot gives you a huge, fully fenced backyard - a rare find in the city - a large deck that catches the west sun, firepit, no neighbours directly behind you, and an oversized single detached garage. And the location can't be beat: walk to schools, parks, playgrounds, the tennis courts, Acadia Rec Centre, and a community pool, with shopping and pretty much everything else just minutes away. Lots of character, and move-in ready - this one has it all!

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