



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**323 Alcott Crescent SE**  
**Calgary, Alberta**

**MLS # A2234503**



**\$819,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,663 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn,		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** n/a

Welcome to 323 Alcott Cr. - a 1600ft2 bungalow completely renovated from top to bottom in Acadia with great access to major roadways, transit and schools! The exterior curb appeal has been completely transformed, with new ROOF(2022), new aggregate stucco, new 5ft wide PAVED sidewalk, new fence and all new landscaping. Inside you will find everything new, so where do we start? NEW KITCHEN featuring SUB-ZERO built in fridge, WOLF gas stove and WOOD custom cabinets. All new WINDOWS and new PATIO DOORS in the family room/dining room. NEW FURNACE, HOT WATER TANK, and A/C (2021). NEW BATHROOMS, NEW flooring throughout, and NEW paint, along with double drywall in the ceilings adding extra insulation. The basement has a storage room that can easily be converted back to a second bedroom, new washer/dryer and a NEW fireplace in the cozy lower level family room. A great opportunity to have the best in size, space in a lovely established community.