



GRASSROOTS
REALTY GROUP

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32 Atlanta Crescent SE
Calgary, Alberta

MLS # A2234960



\$630,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Quick possession! This lovely bungalow is just steps away from Acadia School and David Thompson School. You'll also be minutes from the Acadia Recreation Centre, Acadia Athletic Park, and the Acadia Off-Leash Dog Park. This home offers over 1900 square feet of total living space, including two bedrooms on the main floor, expansive living room and dining room, and a large open kitchen with an eating area. The kitchen features new glass patio doors that open to a two-tiered wood deck and a fenced backyard. The updated kitchen includes new cabinet doors (2025), modern lighting, a newer backsplash, a separate pantry, and plenty of workspace on the quartz countertops. The large living room and dining room are south facing with lots of natural light and a new front door. This well-cared-for home also includes a gas washer and dryer on the main level in one of the bedrooms. The basement was partially redone in 2019, featuring new LVP flooring, a Drycore subfloor, new window, fresh paint, and a stylish wood countertop with storage cabinets and a refrigerator. There's one bedroom and a separate den for working at home. The basement also includes a full bathroom with a tiled shower, storage under the stairs and another washer and dryer. The recreation room is perfect for entertaining. Enjoy your fully fenced backyard with a double detached heated garage that comes with built-in storage. This home also features an upgraded guardian locking system on every exterior door. New Furnace October 2025! Call your realtor now to see this property!