



GRASSROOTS
REALTY GROUP

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

70 Allandale Close SE
Calgary, Alberta

MLS # A2255934



\$930,000

Division:	Acadia		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,252 sq.ft.	Age:	1970 (55 yrs old)
Beds:	7	Baths:	2 full / 2 half
Garage:	On Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Pie Sh		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: Wheelchair lift

Both sides of a side-by-side duplex on a quiet, nicely-treed street in Acadia, close to parks and schools. This property offers many opportunities to develop, rent or move-in with a mortgage helper. With new city zoning, the surrounding area is now zoned R-CG for grade-oriented infills. Many building permits have been issued in the area and there are several new developments, like the Acadia Park Development around the corner, nearing completion. Two new infills with rental suites could be built or the existing structure could easily be renovated into 4 rental units. You could live in one side and rent out 1-3 suites which would surely pay your mortgage! Both sides have living rooms with wood-burning fireplaces, dining rooms with doors to the balconies, kitchens with new counters and backsplash, primary bedrooms with walk-in closets and new replacement windows. #72 has been set up as wheelchair accessible with an elevator to the balcony, a new wheelchair-accessible shower in the bathroom and expanded primary bedroom (2 bedrooms made into one) with door to bathroom. As wheelchair-accessible properties like this are rare, this is a very rentable feature and the tenants who currently live there would like to stay. The tenants on the other side, in #70, are happy to stay as well. #70 has three bedrooms and 4-piece bath up and one bedroom and 2-piece bath down. Updated eaves, gutters, soffits and fascia on the entire house. The yards are separately fenced in the back with a commonly shared 2-car parking pad and in the front, plenty of street parking. The lot is pie-shaped, with ~72 feet frontage and expanding to 95 feet at the back property line. This is a large lot with over 7800ft² (725mm²) in total. Come have a look today!