



GRASSROOTS
REALTY GROUP

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100 Allandale Close SE
Calgary, Alberta

MLS # A2261574



\$725,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	1,104 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Separate Entrance		

Inclusions: None

Located in the established and family-friendly community of Acadia, this detached bungalow offers over 2,100 sq. ft. of living space with excellent potential for both homeowners and investors. Acadia offers close proximity to schools, parks, and walking/biking paths, making it a great place to call home. This property features a spacious main level with its own entrance, while the lower level offers an illegal suite with a separate entrance—an excellent opportunity to live upstairs while renting downstairs. The home sits on a large lot that backs onto a peaceful greenspace and is just steps from a playground. A double detached garage, along with two additional parking spots in the back alley, makes this property even more practical for families, tenants, or future redevelopment. With R-CG zoning, this home also presents an exciting opportunity for developers or buyers looking to renovate, or build multiple dwellings. Whether you're seeking a revenue property, a development project, or simply a well-located bungalow with room to grow, this Acadia home has all the right features.