



GRASSROOTS
REALTY GROUP

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211 Allan Crescent SE
Calgary, Alberta

MLS # A2262990



\$519,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Window Coverings

HERE IS YOUR OPPORTUNITY! MASSIVE PRICE DROP!!! Welcome to your dream investment opportunity nestled on a serene crescent in one of Calgary's most sought-after neighbourhoods! This delightful bungalow features three spacious bedrooms, an inviting open-concept living, dining, and kitchen area with stunning vaulted ceilings—imagine the possibilities for design and personalization! The lower level boasts a fully finished space that was once a suite, easily transformable back for additional income (with approval of the city) or guest accommodations. You'll find a generous recreation room, a full bathroom, and a fourth bedroom, perfect for versatility and family gatherings. Step outside to your generous backyard, complete with a two-car garage featuring an updated roof—ideal for all your storage needs, from camping gear to holiday decorations. Situated just minutes from Macleod Trail, enjoy the convenience of nearby amenities while savouring the peace and quiet this location offers. With a little elbow grease and thoughtful renovations, this bungalow can be transformed into a stunning home that appreciates in value. Don't miss this incredible chance to invest in Acadia—schedule your viewing today and unlock the potential of this charming property!