



GRASSROOTS
REALTY GROUP

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90 Allandale Close SE
Calgary, Alberta

MLS # A2263922



\$499,900

Division:	Acadia		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,120 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached, Stall		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: furniture included if intrest

Welcome to this charming 2-storey half duplex located on a quiet tree-lined cul-de-sac in the heart of Acadia. Perfectly positioned beside a green pathway and backing onto a school yard and park setting, this property combines privacy, convenience, and family-friendly living. The pie-shaped lot offers an expansive backyard with alley access, a detached single-car garage, and RV parking. A front chain-link fence adds security while still showcasing curb appeal. Inside, the south-facing living room fills the main level with natural light. The updated kitchen features glossy cabinetry, an undermount sink, and space for a full dining table, perfect for family meals and entertaining. From here, sliding patio doors open to a private backyard patio. An additional back entrance leads to a mudroom with a half bathroom and convenient basement access. The upper floor offers three spacious bedrooms and a full 4-piece bathroom plus a large linen closet. Downstairs, the fully finished basement includes a family room, an additional bedroom, and another 4-piece bath—plus rough-ins from a previous kitchen setup, providing suite potential (subject to approval and permitting by the city/municipality) 4 bedrooms total (3 up, 1 down), 2.5 baths, and no condo fees, this home offers incredible value in one of Calgary's most sought-after neighbourhoods. Schools, parks, shopping, and transit are all within easy reach, making this the ideal opportunity for families, investors, or first-time buyers alike.