



**GRASSROOTS**  
REALTY GROUP

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**100 Allandale Close SE**  
**Calgary, Alberta**

**MLS # A2286698**



**\$720,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, L		

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

**Inclusions:** N/A

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.