



**37 Arbour Crescent SE
Calgary, Alberta**

MLS # A2288965



\$649,500

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, T		

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

Inclusions: N/A

37 ARBOUR CRESCENT SE ** LOCATED IN THE HEART OF ACADIA, THIS 5-BEDROOM BUNGALOW WITH 2144 SQ/FT OF LIVING SPACE PLUS OVERSIZED DOUBLE DETACHED GARAGE AWAITS YOU. This newly zoned R-CG home is the perfect candidate for redevelopment or the perfect fixer-upper to suit your creative visions. Feature a large full sized lot with trees features original oak hardwood flooring, main floor laundry, a full open kitchen, large main floor living room, 3 good sized bedrooms and a full main floor bathroom. This property features a separate entrance in the back of the house to an illegal basement suite with 2 bedrooms, a full bathroom, laundry, loads of storage, a spare flex/hobby/storage room and a large family room. The home also has a south facing bright and sunny back yard that is fenced, landscaped and has a wood deck plus patio an enormous 28' x 20' double detached garage with electrical. Situated in a terrific and quiet location just steps to David Thompson Middle School, easy proximity to the recreation complex with fitness, skating and hockey rinks, swimming pools in addition to the Sue Higgins off leash park, the C train station, bicycle and walk paths and more. Easy access to McLeod Trail to Chinook Mall, downtown and to the south to Stony Trail en route to the mountains. This home is a great opportunity. Don't miss this chance to own in desirable Acadia.