



**719 Alden Place SE
Calgary, Alberta**

MLS # A2301250



\$730,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,030 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: Hot Tub

Fully renovated and extensively upgraded, this 4-bedroom, 3-bath bi-level sits on a quiet cul-de-sac close to schools and everyday amenities. The main floor features a bright, open layout with engineered hardwood throughout, two spacious bedrooms, and thoughtfully designed storage including custom California Closets installations. The kitchen is a standout—complete with GE stainless steel appliances, quartz countertops, a large custom island, tile backsplash, pull-out spice storage, and built-in waste and recycling. The primary suite offers a full walk-in closet and a well-appointed ensuite with a custom tiled shower, double vanities, and tile flooring. The main living area is anchored by an electric fireplace with a feature tile wall, creating a clean, modern feel. Downstairs, you’ll find two additional bedrooms with built-in desk spaces, a full bathroom with tiled surround, a spacious rec room with wet bar, and durable vinyl plank flooring throughout. A separate laundry room includes washer and dryer. The majority of the renovations were completed in 2020, including shingles on both the house and garage, poured concrete sidewalks, upgraded 200-amp electrical service with new panel and full rewire, new plumbing, windows and doors, high-efficiency furnace with all new ductwork, high-efficiency hot water tank, lighting, and interior finishes. More recent upgrades include central air conditioning, the expanded two-tier deck, and hot tub. The backyard is set up for both function and entertaining—featuring an oversized double detached garage with loft, newer opener, additional parking pad, and gated RV/trailer access. Turnkey, fully upgraded, and located in a prime, quiet setting—this is a move-in ready home with no corners cut.