



**128 Allandale Close SE
Calgary, Alberta**

MLS # A2303741



\$525,000

Division:	Acadia		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,159 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Storage		

Inclusions: None

Tucked away on a quiet street in the welcoming community of Acadia, this home offers an incredible opportunity for home ownership without condo fees. With 3 bedrooms, 2.5 bathrooms, almost 1,700 sq ft of total living space, an oversized single-detached garage, and a sizable lot backing onto a serene park and playground, this property offers so much value! There are plenty of great updates to the home that will give peace of mind for years to come, including refreshed paint with a modern color palette throughout, brand new roof shingles in 2026, upgraded electrical panel (2017) and several windows have been replaced over the years. As you step inside, the main living area is bright and inviting, highlighted by a massive picture window that fills the space with natural light. The beautifully updated kitchen features modern white cabinetry, quartz countertops, stainless steel appliances, a glass tile backsplash, tons of storage space in the pantries, and luxurious vinyl plank flooring, creating a clean and functional space for everyday living. The layout is thoughtfully designed with a rear mudroom entry and a conveniently tucked-away 2-piece bathroom, adding practicality for busy households. Upstairs, you'll find three well-sized bedrooms along with an updated main bathroom, offering comfortable accommodations for families or guests. The basement has tons of potential. What was once a self-contained suite has been repurposed into a cozy flex space. With ample storage and a 4-piece bathroom, this is a perfect space for a media/home theatre, hobby area, playroom, or guest quarters. The outdoor living space also has a lot to offer, with a fully fenced backyard complete with a deck for relaxing

or entertaining with the picturesque park as your backdrop. With schools, shopping, 5 playgrounds within walking distance, endless amenities like Southcentre Mall, Chinook Centre, Deerfoot Meadows, and easy access to major roads close by, this is a well-rounded home in a family-friendly location, ideal for first-time buyers, investors, or those looking for a property with versatility and long-term potential.