



\$ 689,900.00

245 ALLAN CRESCENT SE CALGARY

<https://paulbrinton.com>

Beautifully updated home in Acadia, quiet street but close to all amenities and schools, walking distance to Southland LRT. Everything is new, furnace, roof, on demand hot water, electrical panel, all plumbing and windows. The kitchen has custom cabinetry with quartz countertops, new appliances and a huge pantry. The primary...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bi-Level

MLS ® #: A1155271

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-10-29 18:36:31

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 10/20/21

Lot size: 5662 sq ft

Year built: 1965

Parking: Double Garage Detached, Off Street, Oversized, Parking Pad, RV Access/Parking

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Electric, Gas

Exterior Features: Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s), Storage

District: CAL Zone S

Total Parking: 3

Flooring: Carpet, Hardwood, Vinyl

Community Features: Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: None



Inclusions: none

Lot Features: Back Lane,Lawn,Garden,Level,Private

Heating Type: High Efficiency

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Lower Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: No

Frontage Metres: 16.75M 55`0"

Living Area SF: 2362.58

Structure Type: House

Outbuildings: Shed

Interior Features: Bar,Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)

Roof Type: Asphalt Shingle

Levels: Bi-Level

Zoning: R-C1

List Price Square Foot: \$ 292.01

Photo Count: 23

Construction Materials: Cedar

Foundation: Poured Concrete

Appliances: Bar Fridge,Convection Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings

Subdivision Name: Acadia

Lot Size Acres: 0.13

Restrictions: None Known

