$890,000 - 70 Allandale Close Se, Calgary
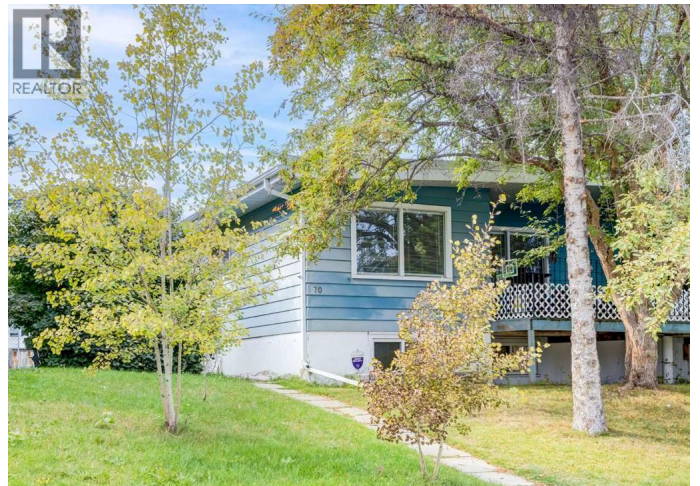
MLS® #A2255934

$890,000

7 Bedroom, 4.00 Bathroom, 2,252 sqft
Multi-family on 0.18 Acres

Acadia, Calgary, Alberta

Both sides of a side-by-side duplex on a quiet, nicely-treed street in Acadia, close to parks and schools. This property offers many opportunities to develop, rent or move-in with a mortgage helper. With new city zoning, the surrounding area is now zoned R-CG for grade-oriented infills. Many building permits have been issued in the area and there are several new developments, like the Acadia Park Development around the corner, nearing completion. Two new infills with rental suites could be built or the existing structure could easily be renovated into 4 rental units. You could live in one side and rent out 1-3 suites which would surely pay your mortgage! Both sides have living rooms with wood-burning fireplaces, dining rooms with doors to the balconies, kitchens with new counters and backsplash, primary bedrooms with walk-in closets and new replacement windows. #72 has been set up as wheelchair accessible with an elevator to the balcony, a new wheelchair-accessible shower in the bathroom and expanded primary bedroom (2 bedrooms made into one) with door to bathroom. As wheelchair-accessible properties like this are rare, this is a very rentable feature and the tenants who currently live there would like to stay. The tenants on the other side, in #70, are happy to stay as well. #70 has three bedrooms and 4-piece bath up and one bedroom and 2-piece bath down. Updated eaves, gutters, soffits and fascia on the entire house. The yards are separately fenced in the back with a

commonly shared 2-car parking pad and in the front, plenty of street parking. The lot is pie-shaped, with ~72 feet frontage and expanding to 95 feet at the back property line. This is a large lot with over 7800ft2 (725mm2) in total. Come have a look today! (id:6289)

Built in 1970

Essential Information

Listing #	A2255934
Price	$890,000
Bedrooms	7
Bathrooms	4.00
Half Baths	2
Square Footage	2,252
Acres	0.18
Year Built	1970
Type	Multi-family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	70 Allandale Close Se
Subdivision	Acadia
City	Calgary
Province	Alberta
Postal Code	T2H1V9

Amenities

Amenities	Park, Playground, Schools
Features	Treed, Back lane, Elevator
Parking Spaces	4
Parking	Parking Pad, Street

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Natural gas Other, Forced air, Hot Water
Cooling	None

Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Concrete
Exterior Features	Fruit trees
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Solutions