

# \$695,000 - 235 Allan Crescent Se, Calgary

MLS® #A2259981

**\$695,000**

3 Bedroom, 3.00 Bathroom, 1,120 sqft  
Single Family on 0.14 Acres

Acadia, Calgary, Alberta

Ever dreamed of enjoying summer in your own backyard oasis, complete with a heated pool perfect for entertaining friends and family. This home is amazing value! Sitting on a large corner lot and has fantastic curb appeal with beautiful landscaping, loved by the same family since 1998. Inside, the main floor is bright and open with a spacious living room, dining area, and a stunning white kitchen with newer stainless steel appliances. The island features pendant lighting, and a door from the kitchen leads directly to the covered, rear deck overlooking the pool. The living room has large vinyl windows that fill the space with natural morning light. Down the hall is a second rear exit to the west facing backyard, a renovated 4-piece bathroom and two bedrooms including a generous primary retreat that was formerly two bedrooms and could easily be converted back if desired. The main floor features hardwood flooring in the living area, tile in the kitchen and laminate in the bedrooms. The basement has been updated with a spacious recreation room, vinyl plank flooring, large vinyl windows and a stylish wet bar.

There's also a front-facing bedroom, a 3-piece bathroom, and plenty of storage. The pool slopes to a max depth of 9 feet and features a diving board, thermostat-controlled temperature, a brand new pump and chlorinator installed in 2024, summer solar blanket on a roller, removable winter hard cover and a liner replaced in 2021. It is also fully fenced in, keeping children and pets safe



while you relax or entertain. A dedicated pool house adds convenience with a full 3-piece bathroom, making it easy to host summer gatherings without ever needing to step inside. The home also features a heated, double detached garage. Additional updates include the roof (2020), high efficiency furnace, vinyl windows, A/C service and more. Located in the well-established community of Acadia, this home is just minutes from schools, parks, playgrounds, Deerfoot Trail, Southcentre Mall and a variety of local shops, restaurants and amenities. This is the perfect place to enjoy the best of summer living and year-round comfort. Check out the 3D Virtual Tour and book your showing today! (id:6289)

Built in 1965

**Essential Information**

Listing #	A2259981
Price	\$695,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,120
Acres	0.14
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	235 Allan Crescent Se
Subdivision	Acadia
City	Calgary
Province	Alberta
Postal Code	T2J0T3

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
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Features	Other, Back lane, PVC window, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3
Has Pool	Yes
Pool	Outdoor pool, Inground pool

### Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Central heating
Cooling	Central air conditioning
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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