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Century 21 Bamber Realty Ltd
1612 17 Ave SW
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9423 ALLISON DR SE, Acadia, Calgary, Alberta, T2J 1B3, Ca

MLS®# C4130236



Property Value	\$450,000
Type	House
Style	Bungalow
Basement	Full
Parking	1
Year Built	1963
Living Area	946 sq.ft.
Lot Frontage	54.99 ft
Lot Size Area	5,371.19 sq.ft.
Bedrooms	5
Bathrooms	2 full

Description

Beautiful move in condition! This 3 + 2 bedroom ACADIA home with 2 FULL BATHS. It features new water-&-wear-resistant German laminate FLOORING throughout main, new PAINT, TRIM, WINDOWS, DOORS, 92% HE FURNACE, FUEL EFFICIENT INSTANT hot water heater, updated ELECTRICAL and PLUMBING, CARPETING DOWN, STOVE, FRIDGE, BOSCH Washer/Dryer and new FENCE fully stained around big yard. At the small end of L shaped family room is the plumbing for a wet bar or basement kitchen. Keep it single family or change zoning from RC1 To RC1s, add a kitchen & bigger windows in bedrooms down, install a 2nd washer/dryer up where linen closet is and you have a 2BR SUITE down. The oversize lot has an OVER-DEPTH DOUBLE GARAGE w/ separate SHED, space for RV PARKING off PAVED ALLEY and a WEST BACK YARD w/GARDEN and apple + choke cherry trees, COVERED DECK & PATIO w/FIREPIT. The SUPER QUIET CRESCENT LOCATION is close walking distance to FFCA and also has both SEPARATE AND PUBLIC SCHOOLS of all levels super close.







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