



**527 Athlone Road SE  
Calgary, Alberta**

**MLS # A2292067**



**\$749,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Chandelier, Jetted Tub, Open Floorplan, Recessed Lighting, See Remarks, Storage, Vinyl Windows		

**Inclusions:** n/a

Located on a quiet, tree-lined street in Acadia, you'll find this awesome upgraded bungalow with 3 bedrooms up. There's even a ramp for easy access to the front door. Step inside and you're welcomed by hardwood floors that run through most of the main level, tying together the semi-open living space. The large living room features a big vinyl window overlooking the front yard and flows nicely into the dining area, where French doors with built-in blinds open out to the side yard &mdash; perfect for summer BBQs. The kitchen has been nicely updated with sleek white shaker cabinets, a stainless steel appliance package, and a bay window that looks out onto the sunny south-facing backyard. Island seating brings the whole space together. On the west side of the home you'll find two good-sized bedrooms and an updated bathroom. The south wing features the spacious primary bedroom with lots of windows and its own access to the backyard, plus another separate entrance to the yard. Downstairs there's a cozy carpeted area with an additional bedroom, a big family room, and a fantastic bathroom featuring a double soaker tub and a glass shower with jet spray nozzles. Outside is where things get really fun &mdash; there's a super cool treehouse for the kids and plenty of space to entertain. The oversized garage has a 8' door and 9' ceilings, and it's drywalled and insulated. There's even a pull-down staircase for extra rafter storage. This place has a ton of character and cool features &mdash; it won't last long. Call today to book your private showing!