



GRASSROOTS
REALTY GROUP

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252 Allan Crescent SE
Calgary, Alberta

MLS # A2304472



\$750,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Garage Heater, all basement appliances

Open House May 9th, from 1 PM to 3 PM. Welcome to 252 Allan Crescent SE, an incredible turnkey investment or multi-generational living opportunity situated on a generous corner lot just blocks from shopping and Macleod Trail. Boasting striking curb appeal with a fully updated stucco exterior (2022) and an oversized, heated double detached garage, this 1,150-square-foot bi-level features two completely separate living spaces, each with its own private laundry. The bright, open-concept upper level has been beautifully renovated over the last five years, showcasing durable vinyl plank flooring throughout, three generous bedrooms, a fully updated full bathroom, and a stunning modern kitchen with a large center island. Downstairs, the highly functional illegal basement suite offers ultimate privacy with its own dedicated exterior entrance, featuring a large living room anchored by a cozy fireplace, a well-equipped kitchen, two additional bedrooms, and a three-piece bathroom. Outside, the expansive yard continues to impress with a large wooden deck perfect for entertaining and highly coveted RV or trailer parking. Buyers will enjoy absolute peace of mind with major mechanical and safety updates already completed, including a brand-new York furnace (2024), York central A/C (2025), high-efficiency triple-pane windows (2020), replaced roof shingles (2014), and hardwired smoke alarms throughout this absolute must-see property!