



**8623 Alanwood Street SE  
Calgary, Alberta**

**MLS # A2306367**



**\$564,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, See Rem		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, See Remarks, Storage		

**Inclusions:** None

Welcome to the heart of sought-after Acadia, where opportunity, charm, and potential come together in this character-filled 3-bedroom home situated on a HUGE, (125 FOOT BY 50 FOOT) lot. Perfect for investors, renovators, or buyers looking to put their own personal touch on a home, this property offers solid bones, timeless character, and endless possibilities to create something truly special. Inside, you'll find a functional layout with spacious living areas, large windows bringing in plenty of natural light, and original details that give the home warmth and personality. While the property does require some updating and renovation work, the potential here is undeniable. Whether you're looking to modernize the space while preserving its charm or complete a larger transformation, this home provides the perfect canvas. The oversized lot is a rare find and offers incredible outdoor space for entertaining, gardening, kids, pets, or simply enjoying the privacy and room to grow. The detached garage adds convenience and functionality, while the mature trees and established setting create the kind of character that newer communities simply can't replicate. Located on a quiet street close to schools, parks, shopping, transit, and major roadways, this property combines location, lot size, and long-term upside in one of Calgary's most established communities. Opportunities like this in Acadia don't come up often — bring your vision and unlock the full potential of this home.