



GRASSROOTS

REALTY GROUP

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**416 Allston Avenue SE
Calgary, Alberta**

MLS # A2322708



\$739,900

Division:	Acadia		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,192 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

This BEAUTIFULLY RENOVATED 3-level split offers 1,444 sq.ft. of stylish, turn-key living space on a quiet street in Acadia. The OPEN CONCEPT main floor feels bright and inviting, with updated LVP FLOORING, fresh paint, modern lighting and a comfortable living room with a painted brick fireplace. The kitchen has been thoughtfully redesigned with QUARTZ COUNTERTOPS, a sleek backsplash, white cabinetry, stainless steel appliances and a LARGE ISLAND that adds workspace, storage and casual seating. The adjoining dining area creates an easy flow for everyday living and entertaining. Upstairs, you’ll find three bedrooms, including a spacious primary bedroom with a WALK-IN CLOSET, along with a RENOVATED 3-piece bathroom finished with contemporary tile, black fixtures and a glass shower enclosure. A REFRESHED 2-piece ensuite adds extra convenience, while the lower level offers a flexible rec room with NEWER CARPET and plenty of space for a family room, gym, office or play area. Outside, the LARGE BACKYARD offers room to relax, garden and gather, with a double DETACHED GARAGE for parking and storage. Located in one of Calgary’s most established communities, this move-in ready home is WALKING DISTANCE to schools, parks, shopping, transit and the everyday amenities that make Acadia such a great place to live. Book your showing today!