



GRASSROOTS
REALTY GROUP

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629 Agate Crescent SE
Calgary, Alberta

MLS # A2327161



\$679,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this well maintained and thoughtfully updated HANDICAP ACCESSIBLE bungalow in the established community of Acadia. Offering exceptional accessibility and plenty of functional living space, also featuring a ramped front entrance, making it an excellent option for a variety of lifestyles. Step inside to a bright front living room highlighted by a large bay window that fills the space with natural light. The kitchen is tucked away at the back of the home, offering a practical layout with updated stainless steel appliances and easy access to the backyard. The main floor also features an updated wheelchair accessible bathroom, three spacious bedrooms, and fresh paint throughout, creating a move-in-ready home you’ll appreciate from day one. The fully developed basement offers a power stair lift to get up and down and outstanding flexibility with a large open recreation area, two additional bedrooms, a full bathroom, and a convenient cold storage room, ideal for growing families, guests, hobbies, or home office space. Outside, you’ll find a large east facing backyard perfect for enjoying morning sunshine. There is a new premium asphalt shingled roof installed in 2024 along with a single detached garage accessed from a paved side driveway and back alley, providing excellent parking and convenience. Located in the desirable community of Acadia, close to schools, parks, shopping, transit, and major roadways, this home combines comfort, accessibility, and value all in one. This home is ready to meet your needs for years to come.