



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

241 Allan Crescent SE
Calgary, Alberta

MLS # A2330621



\$715,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Heated Garage, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, No Smoking Home, Storage, Vinyl Windows, Wet Bar		

Inclusions: Washing Machine, Dryer, Dishwasher, Gas Range, Hood Fan, Refrigerator, Central Vacc and attachments (AS-IS), Window Coverings - Blinds Only, Garage Opener(s)

Welcome to this beautifully updated bungalow, offering over 2,000 sq. ft. of total living space nestled in the highly desirable community of Acadia! Blending classic charm with a massive list of premium, modern upgrades, this 4-bedroom, 2-bathroom home is completely move-in ready. The main floor features gleaming hardwood floors throughout, including a bright living room with a large east-facing window that fills the space with morning light. Prepare meals with ease in the functional kitchen, beautifully styled with elegant quartz countertops and updated appliances, including a high-end refrigerator with a see-through beverage centre and an updated gas range with dual ovens. Steps away, the large, dedicated west-facing dining room provides the perfect backdrop for evening sun and hosting dinner parties. Three spacious bedrooms and a full bathroom complete this highly functional main floor layout. Downstairs, the fully finished basement offers a cozy retreat, anchored by a stunning stone wood-burning fireplace, charming built-in bookcases, a dedicated dry bar, a fourth large bedroom, a second full bathroom, and an expansive cold room providing incredible additional storage. The exterior of the home and the mechanics have been thoughtfully improved for maximum energy efficiency, longevity, and curb appeal. In 2025, the entire home was wrapped in durable HardieBoard siding, backed by 2.5-inch exterior insulation, which complements the attic insulation topped up in 2018. The majority of the windows were upgraded to triple-pane in 2025 for ultimate comfort and sound control, with the bedroom windows featuring high-quality double-pane glass. Step out into your sunny, west-facing backyard to find a private oasis fully enclosed by new fencing (2025), beautiful mature landscaping (2019), and a massive deck (built in 2018) that features a brand-new, maintenance-free

composite covering upgrade (2026). Completing this incredible property is the ultimate detached, oversized double garage (updated in 2024). A hobbyist or mechanic's dream, the garage features matching HardieBoard siding backed by 2.5-inch exterior insulation, an electric heater, 220V wiring, and a built-in ladder providing effortless access to a spacious attic for all your storage solutions. Alongside the garage, a large driveway provides ample parking that can easily accommodate multiple vehicles or an RV. Located just minutes away from excellent schools, shopping, recreation centers, and major transit routes, this turn-key Acadia gem is ready for you to call it home!