



GRASSROOTS
REALTY GROUP

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416 Allston Avenue SE
Calgary, Alberta

MLS # A2344415



\$699,999

Division:	Acadia		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,198 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, Landscaped, 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 a stylish, 1448 sqft of total 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 walk-in closet and renovated 2pc bath. The 3pc bath is also renovated with contemporary tile, black fixtures and seamless glass shower. The lower level offers a nice open rec room with newer carpet and plenty of space for a family room, gym or home office. Outside, the large backyard offers plenty of room for summer hosting, relaxing or a little gardening and the double detached garage is perfect for storage or keeping the vehicles covered. Walkable to local schools, parks, shopping, and transit, this move-in-ready property blends classic neighborhood charm with modern sophistication.