



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

23 Arbour Crescent SE
Calgary, Alberta

MLS # A2344628



\$625,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Insulated, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity, Natural Gas, Phone, Sewer
Features:	Kitchen Island		

Inclusions:	N/A
-------------	-----

Charming Family Bungalow in Acadia, Just Steps from Excellent Schools Pride of ownership is evident throughout this thoughtfully updated three-bedroom bungalow in the highly desirable community of Acadia. Ideally located close to schools, parks, and amenities, this home offers exceptional comfort and functionality for families. The updated kitchen features modern cabinetry, stylish countertops, a tiled backsplash, and a gas stove, creating an inviting space for everyday living and entertaining. The bright and spacious living room is filled with natural light from a large picture window, while hardwood flooring extends throughout most of the main level, adding warmth and character. Each bedroom is equipped with a ceiling fan for added comfort. The fully developed basement provides valuable additional living space, including a large recreation/family room with a cozy gas fireplace, a versatile den, a three-piece bathroom, cold storage, and a generous laundry area. Furnace replaced in 2012, Roof replaced in 2015. Outside, you'll find beautifully landscaped yards, attractive brick walkways and patio, and an oversized detached single garage, offering both curb appeal and practical convenience.