

\$749,000 - 235 Allan Crescent Se, Calgary

MLS® #A2235157

\$749,000

3 Bedroom, 3.00 Bathroom, 1,120 sqft
Residential on 0.14 Acres

Acadia, Calgary, Alberta

**** Open House - Saturday August 9th from 11am to 1pm **** Enjoy a beautiful summer in your very own backyard oasis, complete with a heated pool perfect for entertaining friends and family. This home sits on a large corner lot and has fantastic curb appeal with beautiful landscaping, loved by the same family since 1998. Inside, the main floor is bright and open with a spacious living room, dining area, and a stunning white kitchen with newer stainless steel appliances. The island features pendant lighting, and a door from the kitchen leads directly to the covered, rear deck overlooking the pool. The living room has large vinyl windows that fill the space with natural morning light. Down the hall is a second rear exit to the west facing backyard, a renovated 4-piece bathroom and two bedrooms including a generous primary retreat that was formerly two bedrooms and could easily be converted back if desired. The main floor features hardwood flooring in the living area, tile in the kitchen and laminate in the bedrooms. The basement has been updated with a spacious recreation room, vinyl plank flooring, large vinyl windows and a stylish wet bar. There's also a front-facing bedroom, a 3-piece bathroom, and plenty of storage. The pool slopes to a max depth of 9 feet and features a diving board, thermostat-controlled temperature, a brand new pump and chlorinator installed in 2024, summer solar blanket on a roller, removable winter hard cover and a liner replaced in 2021. It is also



fully fenced in, keeping children and pets safe while you relax or entertain. A dedicated pool house adds convenience with a full 3-piece bathroom, making it easy to host summer gatherings without ever needing to step inside. The home also features a heated, double detached garage. Additional updates include the roof (2020), high efficiency furnace, vinyl windows, A/C service and more. Located in the well-established community of Acadia, this home is just minutes from schools, parks, playgrounds, Deerfoot Trail, Southcentre Mall and a variety of local shops, restaurants and amenities. This is the perfect place to enjoy the best of summer living and year-round comfort. Check out the 3D Virtual Tour and book your showing today!

Built in 1965

Essential Information

MLS® #	A2235157
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,120
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	235 Allan Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2J 0T3

Amenities

Parking Spaces 2
Parking Double Garage Detached, Heated Garage
of Garages 2
Has Pool Yes

Interior

Interior Features Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating Central, High Efficiency
Cooling Central Air
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Other
Lot Description Back Lane, Back Yard, Front Yard, Irregular Lot, Lawn, Level, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2025
Days on Market 42
Zoning R-CG

Listing Details

Listing Office CIR Realty

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