

111 Allandale Close SE
Calgary, Alberta

MLS # A2217625



\$599,000

Division:	Acadia		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,156 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

This hidden gem is a great find for any potential home buyer or investment for rental. Great walk score! Tucked into the awesome established neighborhood of Acadia, away from cars and noise. So close to schools, shopping, transit, parks, major roadways and more! Quiet street with south facing back yard is a fantastic place for your garden ideas in this private area! Amazing original hardwood floor throughout upper and main living areas, along with a newer hot water tank and High Efficiency Furnace combined with Stainless Fridge and Stove add to this delightful home. New roof covering (Asphalt Shingles) on garage and home just over a year ago. According to walkscore : Walkscore - 82 Very Walkable, Good Transit - 65, Very Bikeable - 76. All appliances in backyard were working when owners placed them in the yard. New RPR recently ordered.