

# \$819,000 - 323 Alcott Crescent Se, Calgary

MLS® #A2234503

**\$819,000**

5 Bedroom, 3.00 Bathroom, 1,663 sqft

Residential on 0.12 Acres

Acadia, Calgary, Alberta

**\*\*OPEN HOUSE Sat & Sun July 5-6th - 1-3 pm\*\*** Welcome to 323 Alcott Cr. - a 1600ft2 bungalow completely renovated from top to bottom in Acadia with great access to major roadways, transit and schools! The exterior curb appeal has been completely transformed, with new ROOF(2022), new aggregate stucco, new 5ft wide PAVED sidewalk, new fence and all new landscaping. Inside you will find everything new, so where do we start? NEW KITCHEN featuring SUB-ZERO built in fridge, WOLF gas stove and WOOD custom cabinets.

All new WINDOWS and new PATIO DOORS in the family room/dining room. NEW FURNACE , HOT WATER TANK, and A/C (2021). NEW BATHROOMS, NEW flooring throughout, and NEW paint, along with double drywall in the ceilings adding extra insulation. The basement has a storage room that can easily be converted back to a second bedroom, new washer/dryer and a NEW fireplace in the cozy lower level family room. A great opportunity to have the best in size, space in a lovely established community.

Built in 1962

## Essential Information

MLS® # A2234503

Price \$819,000

Bedrooms 5

Bathrooms 3.00



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,663       |
| Acres          | 0.12        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 323 Alcott Crescent Se |
| Subdivision | Acadia                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2J0V3                 |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks  |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave, See Remarks, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Basement, Electric, Family Room, Gas, Gas Starter   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt            |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 9               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lee Associates Calgary Inc |
|----------------|----------------------------|

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