

# \$670,000 - 32 Atlanta Crescent Se, Calgary

MLS® #A2234960

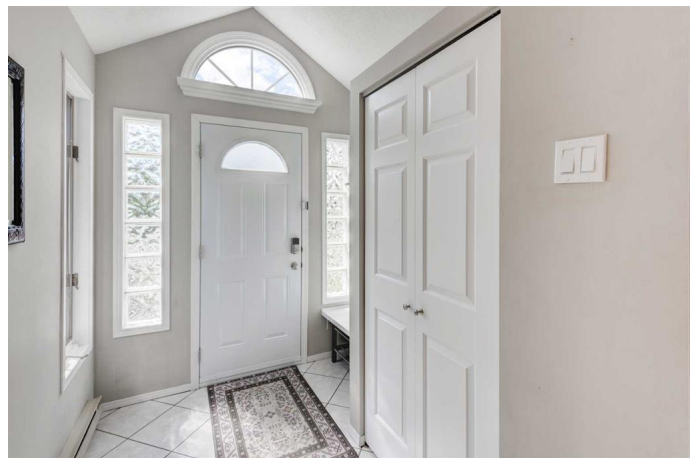
**\$670,000**

3 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.12 Acres

Acadia, Calgary, Alberta

Quick possession! This lovely bungalow is just steps away from Acadia School and David Thompson School. You'll also be minutes from the Acadia Recreation Centre, Acadia Athletic Park, and the Acadia Off-Leash Dog Park. This home offers over 1900 square feet of total living space, including two bedrooms on the main floor, expansive living room and dining room, and a large open kitchen with an eating area. The kitchen features new glass patio doors that open to a two-tiered wood deck and a fenced backyard. The updated kitchen includes new cabinet doors (2025), modern lighting, a newer backsplash, a separate pantry, and plenty of workspace on the quartz countertops. The large living room and dining room are south facing with lots of natural light and a new front door. This well-cared-for home also includes a gas washer and dryer on the main level in one of the bedrooms. The basement was partially redone in 2019, featuring new LVP flooring, a Drycore subfloor, new window, fresh paint, and a stylish wood countertop with storage cabinets and a refrigerator. There's one bedroom and a separate den for working at home. The furnace was replaced in 2019. The basement also includes a full bathroom with a tiled shower, storage under the stairs and another washer and dryer. The recreation room is perfect for entertaining. Enjoy your fully fenced backyard with a double detached heated garage that comes with built-in storage. This home also features an upgraded guardian



locking system on every exterior door.

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234960    |
| Price          | \$670,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,075       |
| Acres          | 0.12        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 32 Atlanta Crescent Se |
| Subdivision | Acadia                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2J 0Y1                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Pantry, Quartz Counters, Storage, Dry Bar                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Siding                   |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 1                 |
| Zoning         | R-CG              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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