

# \$769,999 - 235 Allan Crescent Se, Calgary

MLS® #A2235157

**\$769,999**

3 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.14 Acres

Acadia, Calgary, Alberta

Enjoy a beautiful summer in your very own backyard oasis, complete with a heated pool perfect for entertaining friends and family. 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 sits on a large corner lot and has fantastic curb appeal with beautiful landscaping. 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 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          | \$769,999   |
| 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 | 6               |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.