

312 Alcott Crescent SE
Calgary, Alberta

MLS # A2174503



\$499,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1962 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

OPPORTUNITY KNOCKS! If you've been dreaming of a home you can truly make your own, look no further! This original Acadia bungalow has the bones and awaits your vision. Sunny WEST facing back yard with expansive concrete patio, central AC, updated roof (2021), side entrance for optional secondary suite and attached single garage with alley access for backyard creations. Your commute is also easy, as this well-connected community is only a short drive to downtown, near the C-train, and close to many primary routes. Don't miss out on your chance to recreate this home!