

# \$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

Welcome to 323 Alcott Cr. - a 1600ft<sup>2</sup> 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	Double Garage Detached, Alley Access
# 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	17
Zoning	R-CG

### **Listing Details**

Listing Office	Lee Associates Calgary Inc
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