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

MLS® #A2234960

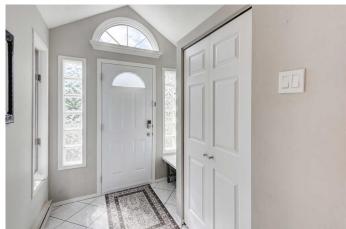
# \$670,000

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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