

# \$930,000 - 70 Allandale Close Se, Calgary

MLS® #A2255934

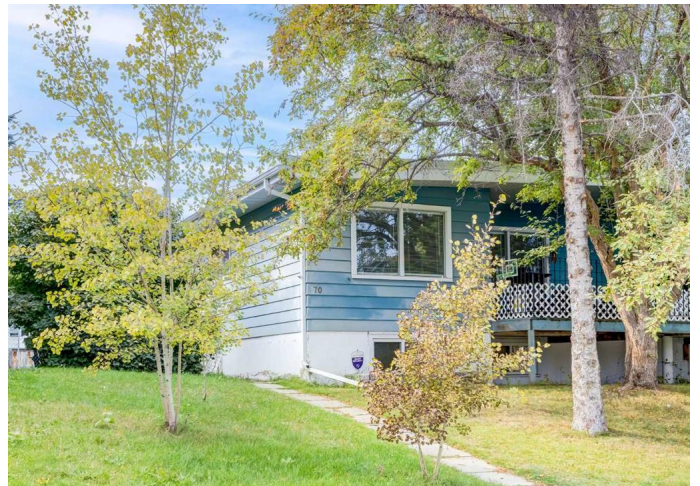
**\$930,000**

7 Bedroom, 4.00 Bathroom, 2,252 sqft

Residential on 0.18 Acres

Acadia, Calgary, Alberta

Both sides of a side-by-side duplex on a quiet, nicely-treed street in Acadia, close to parks and schools. This property offers many opportunities to develop, rent or move-in with a mortgage helper. With new city zoning, the surrounding area is now zoned R-CG for grade-oriented infills. Many building permits have been issued in the area and there are several new developments, like the Acadia Park Development around the corner, nearing completion. Two new infills with rental suites could be built or the existing structure could easily be renovated into 4 rental units. You could live in one side and rent out 1-3 suites which would surely pay your mortgage! Both sides have living rooms with wood-burning fireplaces, dining rooms with doors to the balconies, kitchens with new counters and backsplash, primary bedrooms with walk-in closets and new replacement windows. #72 has been set up as wheelchair accessible with an elevator to the balcony, a new wheelchair-accessible shower in the bathroom and expanded primary bedroom (2 bedrooms made into one) with door to bathroom. As wheelchair-accessible properties like this are rare, this is a very rentable feature and the tenants who currently live there would like to stay. The tenants on the other side, in #70, are happy to stay as well. #70 has three bedrooms and 4-piece bath up and one bedroom and 2-piece bath down. Updated eaves, gutters, soffits and fascia on the entire house. The yards are separately fenced in the back with a



commonly shared 2-car parking pad and in the front, plenty of street parking. The lot is pie-shaped, with ~72 feet frontage and expanding to 95 feet at the back property line. This is a large lot with over 7800ft<sup>2</sup> (725mm<sup>2</sup>) in total. Come have a look today!

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255934               |
| Price          | \$930,000              |
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,252                  |
| Acres          | 0.18                   |
| Year Built     | 1970                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 70 Allandale Close Se |
| Subdivision | Acadia                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2H 1V9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | On Street, Parking Pad |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage, Walk-In Closet(s)              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Heating         | Fireplace(s), Forced Air, Hot Water, Natural Gas, Mid Efficiency |
| Cooling         | None                                                             |
| Fireplace       | Yes                                                              |
| # of Fireplaces | 2                                                                |
| Fireplaces      | Living Room, Wood Burning                                        |
| Has Basement    | Yes                                                              |
| Basement        | Full, Partially Finished                                         |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Pie Shaped Lot, Treed |
| Roof              | Flat Torch Membrane                                                                          |
| Construction      | Aluminum Siding, Concrete                                                                    |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 12                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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