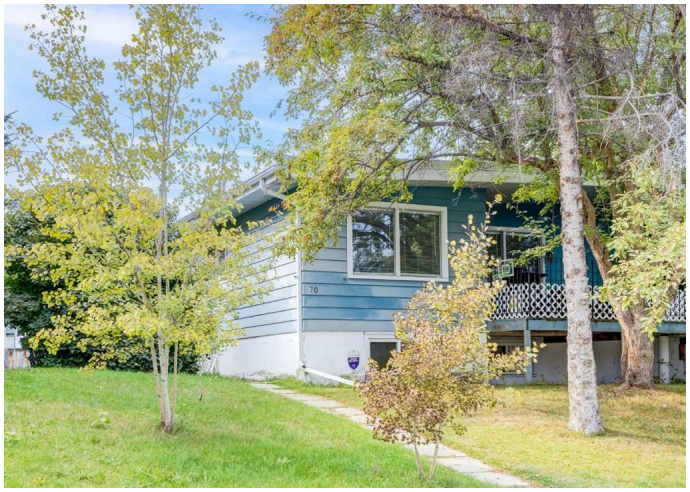
$930,000 - 70 Allandale Close Se, Calgary

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 7800ft2 (725mm2) 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
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions

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