

\$499,900 - 90 Allandale Close Se, Calgary

MLS® #A2263922

\$499,900

4 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.12 Acres

Acadia, Calgary, Alberta

Welcome to this charming 2-storey half duplex located on a quiet tree-lined cul-de-sac in the heart of Acadia. Perfectly positioned beside a green pathway and backing onto a school yard and park setting, this property combines privacy, convenience, and family-friendly living. The pie-shaped lot offers an expansive backyard with alley access, a detached single-car garage, and RV parking. A front chain-link fence adds security while still showcasing curb appeal. Inside, the south-facing living room fills the main level with natural light. The updated kitchen features glossy cabinetry, an undermount sink, and space for a full dining table, perfect for family meals and entertaining. From here, sliding patio doors open to a private backyard patio. An additional back entrance leads to a mudroom with a half bathroom and convenient basement access. The upper floor offers three spacious bedrooms and a full 4-piece bathroom plus a large linen closet. Downstairs, the fully finished basement includes a family room, an additional bedroom, and another 4-piece bath—plus rough-ins from a previous kitchen setup, providing suite potential (subject to approval and permitting by the city/municipality) 4 bedrooms total (3 up, 1 down), 2.5 baths, and no condo fees, this home offers incredible value in one of Calgary's most sought-after neighbourhoods. Schools, parks, shopping, and transit are all within easy reach, making this the ideal opportunity for families, investors,



or first-time buyers alike.

Built in 1969

Essential Information

MLS® #	A2263922
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,120
Acres	0.12
Year Built	1969
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	90 Allandale Close Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1V9

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached, Stall
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Microwave, Range Hood, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full
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Exterior

Exterior Features	Playground, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Treed, Gentle Sloping
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 10th, 2025
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Days on Market	35
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Zoning	R-CG
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Listing Details

Listing Office	Real Estate Professionals Inc.
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