

\$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
----------	------

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
-------------------	--

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
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Wood Frame
--------------	------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	October 10th, 2025
-------------	--------------------

Days on Market	24
----------------	----

Zoning	R-CG
--------	------

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.