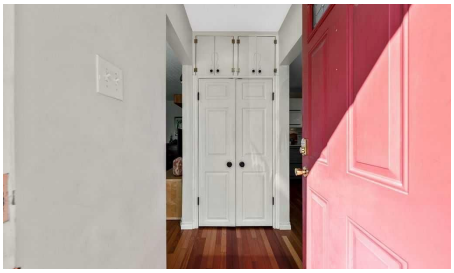
218A Allan Crescent SE

Calgary | Active | MLS® A2354044

$499,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1966**	**1,008 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome home to Acadia - one of SE Calgary's most convenient and well-loved neighbourhoods!

This duplex bungalow has plenty of recent updates: newer windows, paint, and roof, plus central A/C to keep things cool all summer. Step inside to a bright living room with big windows and a cozy wood-burning fireplace, flowing into a renovated kitchen with stone countertops, an eat-in dining area, new lighting, fresh hardware, and a brand-new fridge. The main floor also offers three comfortable bedrooms and a full 3 piece bath.

Downstairs, the basement is newly updated with a large rec room, a spacious bedroom, a full bath, and even an office nook/den and laundry/storage space. It also has its own separate side entrance, which is great for privacy, guests, or future rental potential (plumbing roughed in for a future kitchen and sink in laundry room).

Outside, the pie-shaped lot gives you a huge, fully fenced backyard - a rare find in the city - a large deck that catches the west sun, firepit, no neighbours directly behind you, and an oversized single detached garage.

And the location can't be beat: walk to schools, parks, playgrounds, the tennis courts, Acadia Rec Centre, and a community pool, with shopping and pretty much everything else just minutes away. Lots of character, and move-in ready - this one has it all!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354044
Bedrooms	4
Bathrooms	2
Year Built	1966
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,008 sq. ft.
Main Level Finished Area:	1,008 sq. ft.
Below Grade Finished Area:	1,008 sq. ft.
Lot Area:	5,640 sq. ft.
Lot Frontage:	23'4"
Front Exposure:	Southeast
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1966 (Age: 60)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7510496
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Hardwood, Laminate, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Off Street, Oversized, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Laundry Room, Lower Level
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Murphy Bed, bathroom mirrors x2, garage remotes, ceiling fan remote
Restrictions:	None Known
Main Floor	Entrance · 5'6" × 3'6" ·
Main Floor	Breakfast Nook · 7'9" × 5'3" ·
Main Floor	Kitchen · 11'7" × 9'1" ·
Main Floor	Living Room · 18' × 11'2" ·
Main Floor	Bedroom - Primary · 15'1" × 9' ·
Main Floor	Bedroom · 14' × 8' ·
Main Floor	Bedroom · 10'5" × 8'8" ·
Basement	Family Room · 22'3" × 17'3" ·
Basement	Bedroom · 16'8" × 10'4" ·

Basement	Flex Space · 11'7" × 8' ·
Basement	Laundry · 7'2" × 2'6" ·
Basement	Furnace/Utility Room · 6' × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Ceiling Fan(s)
Exterior Features:	Fire Pit, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/218a-allan-crescent-se-calgary-a2354044/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.