23 Arbour Crescent SE

Calgary | Active | MLS® A2344628

$625,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1961**	**1,112.68 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

Charming Family Bungalow in Acadia, Just Steps from Excellent Schools
Pride of ownership is evident throughout this thoughtfully updated three-bedroom bungalow in the highly desirable community of Acadia. Ideally located close to schools, parks, and amenities, this home offers exceptional comfort and functionality for families.
The updated kitchen features modern cabinetry, stylish countertops, a tiled backsplash, and a gas stove, creating an inviting space for everyday living and entertaining. The bright and spacious living room is filled with natural light from a large picture window, while hardwood flooring extends throughout most of the main level, adding warmth and character.
Each bedroom is equipped with a ceiling fan for added comfort. The fully developed basement provides valuable additional living space, including a large recreation/family room with a cozy gas fireplace, a versatile den, a three-piece bathroom, cold storage, and a generous laundry area. Furnace replaced in 2012, Roof replaced in 2015.
Outside, you'll find beautifully landscaped yards, attractive brick walkways and patio, and an oversized detached single garage, offering both curb appeal and practical convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344628
Bedrooms	4
Bathrooms	2
Year Built	1961
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,112.68 sq. ft.

Main Level Finished Area:	1,112.68 sq. ft.
Below Grade Finished Area:	1,076.85 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	6
Year built:	1961 (Age: 65)
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:	2303ID
Electricity:	100 Amp Service, 220 Volts
Heating:	Central, Fireplace(s), Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood, Marble
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Den, Electric, Gas
Water Supply:	Public
Sewer:	Public Sewer
Utilities:	Cable Connected, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Insulated, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Electric Dryer Hookup, In Basement, Washer Hookup
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Dishwasher, Dryer, Gas Oven, Gas Range, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11'1" × 9'9" ·
Main Floor	Bedroom · 12'8" × 8'7" ·
Main Floor	Bedroom - Primary · 11'5" × 11'1" ·
Main Floor	Kitchen · 14'4" × 13'8" ·
Main Floor	Living Room · 19' × 14'8" ·
Main Floor	Dining Room · 9'11" × 8'6" ·

Basement	Bedroom · 12'7" × 8'10" ·
Basement	Game Room · 28'10" × 14'1" ·
Basement	Storage · 12' × 8'10" ·
Basement	Furnace/Utility Room · 24'5" × 12'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, City Lot
Num. of Parcels:	0
Outbuildings:	None
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/23-arbour-crescent-se-calgary-a2344628/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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