

# \$689,900 - 27 Atlanta Crescent Se, Calgary

MLS® #A2208536

**\$689,900**

4 Bedroom, 4.00 Bathroom, 1,081 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

The property will be vacant May 3rd, 2025. This home is renting \$1900 down and \$2100 up. Basement is vacant and upstairs will be vacant May 3rd. This property also has development potential. The city says you can't build a 8 plex but you can build a 4 plex. A duplex with legal basement suites for a money making investment to sell or hold. This home currently features 2 bedrooms up and down and 4 full bathrooms which include 2 ensuites. It is also located on the corner lot so there is more than ample parking. You'll be sure to enjoy the south facing back yard as well where you can have a large garden or install a sizeable parking pad. The oversized garage is fully finished with insulation and gas heater (as is). Come see all this home has to offer.

Built in 1961

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208536    |
| Price          | \$689,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,081       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 27 Atlanta Crescent Se |
| Subdivision | Acadia                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2J 0X9                |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 7                                                               |
| Parking        | Double Garage Detached, Garage Faces Rear, Insulated, Oversized |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows                                                                                                                     |
| Appliances        | Dishwasher, Electric Oven, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Central, Forced Air                                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Finished, Full, Suite                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                                                                         |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Stucco, Wood Frame                                                                                                 |
| Foundation        | Poured Concrete                                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 36              |
| Zoning         | R-CG            |

### Listing Details

Listing Office

RE/MAX Realty Professionals

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