

32 Atlanta Crescent SE
Calgary, Alberta

MLS # A2234960



\$630,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Pantry, Quartz Counters, Storage		
Inclusions:	N/A		

This lovely bungalow is just steps away from Acadia School and David Thompson School. You'll also be minutes from the Acadia Recreation Centre, Acadia Athletic Park, and the Acadia Off-Leash Dog Park. This home offers over 1900 square feet of total living space, including two bedrooms on the main floor, expansive living room and dining room, and a large open kitchen with an eating area. The kitchen features new glass patio doors that open to a two-tiered wood deck and a fenced backyard. The updated kitchen includes new cabinet doors (2025), modern lighting, a newer backsplash, a separate pantry, and plenty of workspace on the quartz countertops. The large living room and dining room are south facing with lots of natural light and a new front door. This well-cared-for home also includes a gas washer and dryer on the main level in one of the bedrooms. The basement was partially redone in 2019, featuring new LVP flooring, a Drycore subfloor, new window, fresh paint, and a stylish wood countertop with storage cabinets and a refrigerator. There's one bedroom and a separate den for working at home. The basement also includes a full bathroom with a tiled shower, storage under the stairs and another washer and dryer. The recreation room is perfect for entertaining. Enjoy your fully fenced backyard with a double detached heated garage that comes with built-in storage. This home also features an upgraded guardian locking system on every exterior door. New Furnace October 2025! Call your realtor now to see this property!