

**28 Arbour Cres Crescent SE
Calgary, Alberta**

MLS # A2180069



\$621,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 1,044 sq ft bungalow, located on a large corner lot in the desirable Acadia neighborhood, combines comfort and potential. Acadia is one of Calgary's most sought-after communities, known for its excellent location and family-friendly atmosphere. The main floor features 3 bedrooms, a spacious living room with a cozy wood-burning fireplace, and a full bathroom. The fully finished basement includes an additional bedroom, a partial bath, and room for future development. Recent updates include newer shingles, windows, exterior doors, granite kitchen countertops, high-efficiency furnace, water heater, garage door, and a fully fenced backyard. The property also offers a double detached garage, plenty of street parking, and a private backyard. Conveniently located near shopping, schools, transit, and major routes, this home is ideally situated. With R-CG zoning, it also presents exciting investment potential. This Acadia gem is full of possibilities—schedule a showing today to discover its true potential!