

**31 Arbour Crescent SE  
Calgary, Alberta**

**MLS # A2274457**



# \$595,000

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, Quartz Counters, Storage, Sump Pump(s)		

**Inclusions:** Central Vacuum/Attachments (as-is), humidifier (as-is)

**\*\*OPEN HOUSE -- SATURDAY, DECEMBER 13, 1-3 PM.\*\*** Set on a quiet, well-loved street in Acadia, this 1,046-square-foot bungalow blends original 1961 character with thoughtful updates throughout the years. Offering five bedrooms (three on the main level and two in the fully developed basement), this home provides exceptional flexibility for families, guests, home offices, or hobby spaces. The main floor features original hardwood floors, a newer eat-in kitchen with quartz countertops, a bright and comfortable living area, and three well-proportioned bedrooms. Downstairs, the lower level has been refreshed with new carpet and has two bedrooms complete with egress windows, a full bathroom, and a generously sized rec room/media area ideal for movie nights or a play space. Outside, a large backyard offers room to relax and entertain with a composite deck and ample lawn space. A parking pad accommodates vehicles plus RV parking, making it perfect for multi-vehicle households or outdoor enthusiasts. Acadia remains one of Calgary's most beloved southeast communities, known for its mature streetscape, established schools, and exceptional amenities. From this home, you're just minutes to multiple schools, the Acadia Recreation Complex, Acadia Tennis Centre, and everyday conveniences. Enjoy local favourites like the Italian Centre Shop, Tops Pizza, and Willow Park Village with its cafes, restaurants, and specialty shops. With quick access to major routes and C-Train stations, commuting is effortless, and the neighbourhood's parks, playgrounds, and walkability add to its enduring appeal. A home with space, character, updates where they count, and a location that continues to shine, this is an opportunity to settle into one of the city's most accessible and amenity-rich communities. \*\*\*Some photos have been virtually

staged to show the potential use of each room/area.\*\*\*