$739,900 - 12 Alderwood Close Se, Calgary

MLS® #A2249139

$739,900
4 Bedroom, 4.00 Bathroom, 1,452 sqft
Residential on 0.06 Acres

Acadia, Calgary, Alberta

Modern Duplex with secondary LEGAL SUITE | Move-In Ready | Prime South Calgary Location. This new beautifully crafted paired home offers contemporary style, income potential,
and tasteful upgrades throughout. Located in one of South Calgaryâ€™s most desirable neighbourhoods of Acadia, this home is perfect for first time home buyer, investors, multigenerational families, or homeowners looking to offset their mortgage with rental income. Fromthe moment you arrive you will appreciate the attention to detail. The main residence of this MIDTOWN 1 model is 1452 SqFt | 3Bed | 2.5 Bath and features 9-foot ceilings, light neutral finishes, large windows and an open-concept layout that flows seamlessly from the living room to the central kitchen. The chef-inspired kitchen boasts quartz countertops, stainless steel appliances including a built-in microwave, and a large islandâ€”ideal for entertaining or everyday meals. Upstairs, the primary bedroom offers a walk-in closet and a private 4-piece ensuite, while two additional bedrooms, a full bathroom, and upper-level laundry (with washer and dryer) complete the upper floor. The secondary LEGAL SUITE is 578 SqFt and has a private side entrance with a concrete walkway, making it ideal for tenants or extended family. It features high ceilings, large windows, spacious kitchen and eating area, in-suite laundry, and its own cozy living spaceâ€”bright, functional, and designed for

comfort. Enjoy Calgaryâ€™s summers with a private, fenced yard featuring a spacious patio perfect for enjoying a morning coffee, entertaining with friends and family or just a place to relax.Designed to be low maintenance and turnkey. A detached double-car garage completes the package, offering convenience and additional storage. Donâ€™t miss your chance to own a home thatâ€™s as practical as it is beautifulâ€”with income potential, modern finishes, and move-in ready condition, this property truly has it all. This complex is home to only 19 units (with NO HOA OR CONDO FEES) and is surrounded by green space, parks & playgrounds. Walking distance to schools, shopping and transportation this location is hard to beat. Call to book your private tour or come visit us during our Showhome hours.

Built in 2025

Essential Information

MLS® #	A2249139
Price	$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,452
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	12 Alderwood Close Se
Subdivision	Acadia

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1T3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Other
Roof	Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	56
Zoning	R-CG

Listing Details

Listing Office	Charles

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