\$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 Calgary'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 Calgary'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. Don't miss your chance to own a home that'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 Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Built-in Features,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer

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 70

Zoning R-CG

Listing Details

Listing Office Charles

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