\$789,900 - 4 Alderwood Close Se, Calgary

MLS® #A2249427

\$789,900

4 Bedroom, 4.00 Bathroom, 1,634 sqft Residential on 0.15 Acres

Acadia, Calgary, Alberta

This newly built, beautifully crafted SINGLE **FAMILY DETACHED HOME offers** contemporary style, income potential, and thoughtful upgrades throughout. Located in one of South Calgary's most desirable neighbourhoods, Acadia, this property is ideal for first-time buyers, investors, multi-generational families, or homeowners looking to offset their mortgage with rental income. From the moment you arrive, you'II appreciate the attention to detail and modern curb appeal. The main residence spans 1,634 sq. ft. and features 3 bedrooms and 2.5 bathrooms, showcasing 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 is the heart of the home, complete with quartz countertops, stainless steel appliances including a built-in microwave, and a spacious islandâ€"perfect for both entertaining and everyday living. Upstairs, the primary suite offers a walk-in closet and private 4-piece ensuite, while two additional bedrooms, a full bathroom, and upper-level laundry (washer and dryer included) complete the upper floor. The legal secondary suite offers 647 sq. ft. of bright, functional living space with its own private side entrance and concrete walkwayâ€"ideal for tenants or extended family. It includes high ceilings, large windows, a full kitchen and dining area, in-suite laundry, and a cozy living room designed for comfort







and practicality. Enjoy Calgary's sunny days in your private, fenced backyard with a spacious patioâ€"perfect for morning coffee, family barbecues, or simply relaxing outdoors. Designed for low-maintenance living, the property also features a detached double-car garage, offering both convenience and extra storage. Move-in ready and designed with versatility in mind, this home truly has it allâ€"modern finishes, a legal suite for added income potential, and a prime location surrounded by parks, playgrounds, schools, shopping, and transit. Don't miss your chance to call this exceptional property home.

Built in 2025

Essential Information

MLS® # A2249427 Price \$789,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,634
Acres 0.15
Vear Built 2025

Year Built 2025

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 4 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 Smoking Home,

Open Floorplan, Quartz Counters, Walk-In Closet(s), Built-in Features,

No Animal Home

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 Vinyl Siding, Stone

Foundation Poured Concrete

Additional Information

Date Listed October 8th, 2025

Days on Market 26

Zoning R-CG

Listing Details

Listing Office Charles

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