

\$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'll 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 island—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 walkway—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 patio—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 all—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
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	19
Zoning	R-CG

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.