

\$598,000 - 448 Astoria Crescent Se, Calgary

MLS® #A2133882

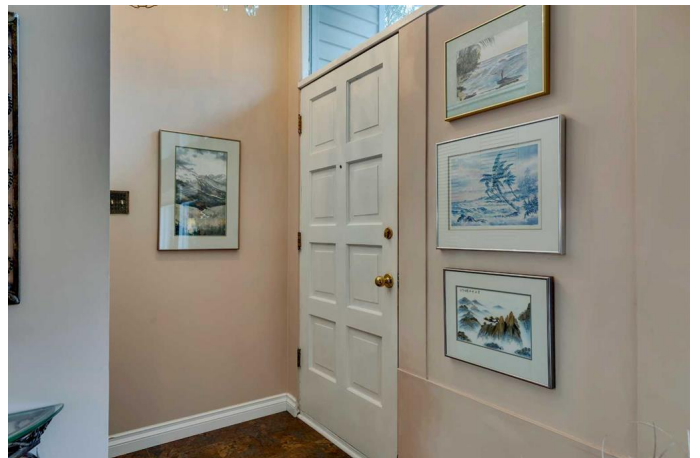
\$598,000

4 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

This beautiful home is an Acadia gem with sought after layout in a very desirable community. An interlocking brick walkway leads you to the front door where you are greeted by fantastic natural lighting throughout the main floor, with ascending windows up the airy vaulted ceiling and gorgeous heritage hardwood flooring. The open living room is great for comfortable family gatherings, and around the corner is a formal dining space with large picture window. The dedicated kitchen area offers lots of counter/cabinet space and overlooks the beautiful patio with gas line fire pit and fully fenced yard space. The upper level features a full 4pc bathroom with skylight, 2 bedrooms and a large primary bedroom with 2pc en suite. The lower level offers a generous rec room, dry bar and small hobby area. There is also a 4th (illegal due to window size) bedroom. The basement level features a craft/woodshop room, lots of storage including a cold room, and a spacious and private office/den area. The detached garage is oversized and has gas line and furnace. This is a beautiful home presented in largely original condition, with fully replaced windows (except the lower 2) and the roof replaced approx 10yrs ago. Move in and update over time or renovate and create a spectacular investment. Ideally close to excellent shopping, schools, transit and easy commuter routes. An excellent opportunity and offering enduring value. Flexible possession is available.



Built in 1961

Essential Information

MLS® #	A2133882
Price	\$598,000
Sold Price	\$635,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,069
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	448 Astoria Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0Y7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 13th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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