

\$725,000 - 48 Armstrong Crescent Se, Calgary

MLS® #A2145608

\$725,000

5 Bedroom, 2.00 Bathroom, 1,056 sqft
Residential on 0.14 Acres

Acadia, Calgary, Alberta

Discover this beautifully updated 5-bedroom bungalow nestled in the quiet and desirable Acadia neighborhood, set on an oversized pie-shaped lot. This home boasts a spacious double garage, convenient RV parking with a 50 Amp external plugin, and a robust 100 Amp service in the garage, making it ideal for hobbies and storage.

The main floor features hardwood floors, renovated kitchen with ceiling-height black cabinets, stainless steel appliances, and three bedrooms accompanied by a 4-piece bathroom. The kitchen and dining area have been thoughtfully designed for functionality and style. A separate entrance leads to an illegal 2-bedroom basement suite equipped with a second kitchen, offering perfect accommodation for extended family or potential rental income.

Recent updates include a new stove, microwave, and dishwasher purchased in July 2023 with extended warranties valid until July 2025. Additionally, a leaf filter system installed in July 2021 carries a lifetime warranty, contributing to the home's low maintenance appeal. New Furnace March 2021.

Outside, the vast backyard provides ample space for 2 RV parking pads and outdoor activities.



With its prime location, and well-maintained features, this bungalow in Acadia is an exceptional find, perfect for anyone looking for a move-in-ready home with all the conveniences for modern living. Call today to schedule a viewing and seize this amazing opportunity.

Built in 1961

Essential Information

MLS® #	A2145608
Price	\$725,000
Sold Price	\$744,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	48 Armstrong Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0X3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan
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Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Standard, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 5th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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