

\$764,900 - 38 Armstrong Crescent Se, Calgary

MLS® #A2175272

\$764,900

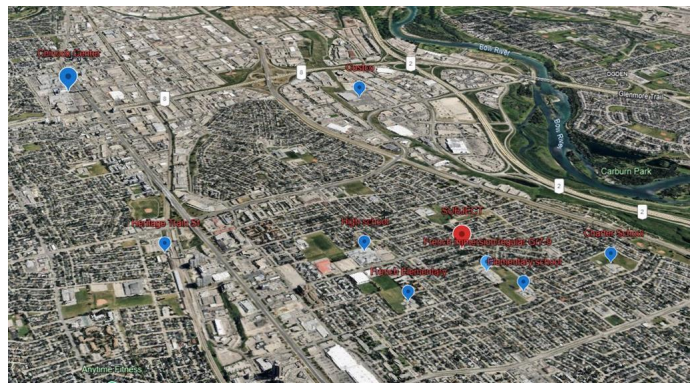
4 Bedroom, 3.00 Bathroom, 1,031 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

This is 38 Armstrong Crescent in ACADIA, a highly sought out community located close to everything you need or might need. This home located in a quiet street is where your dream of an idyllic family home comes to life! This completely and beautifully renovated home offers almost 2000sqft of developed space showcasing pure elegance and convenience. This home is within walking distance to ALL levels of school, community center, Tennis centre, and very short drive to chinook center, Costco and shopping, and very easy access to Deerfoot Trail

Upon entering, you'll be immediately captivated by the meticulously planned floor plan, brimming with abundant natural light that pours in from every corner, creating an atmosphere of warmth and serenity. Step onto a living area with a beautiful fire place giving a warmth of welcome. The breakfast island and spacious kitchen with the glimmering quartz counters and brand new stainless-steel appliances are perfect for all your culinary adventure. With a dining area, this space is absolutely perfect for entertainment. There is a huge primary bedroom complete with two closet spaces that houses custom build shelves leads you into a well planned ensuite. This level is complete with another bedroom and a main floor bathroom. Come on downstairs to the basement with a huge rec. room complete with a bar. This space is perfect for games night for the whole family to



spend time with each other after a busy day out. Two great sized bedroom comes with egress windows, a walk-in shower and laundry complete this level. You have a double detached garage and a huge backyard. Perfect for the kids to play within sight and for your dogs to run around. only the foundation and some of the exterior walls are original. This house comes with new insulation, trusses, drywall, windows, interior walls, interior framing, roof, furnace, hot water tank, appliances, cabinets, this list keeps going on. Really new everything!

Built in 1960

Essential Information

MLS® #	A2175272
Price	\$764,900
Sold Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,031
Acres	0.11
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	38 Armstrong Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0X3

Amenities

Parking Spaces	4
Parking	Off Street, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	No Animal Home, No Smoking Home, Bar, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed, Cleared, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	December 9th, 2024
Days on Market	39
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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