

# \$655,000 - 22 Armstrong Crescent Se, Calgary

MLS® #A2207990

**\$655,000**

4 Bedroom, 2.00 Bathroom, 1,130 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

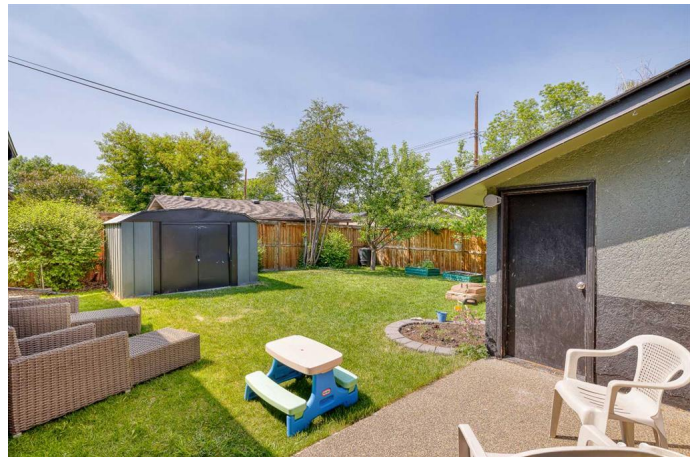
Updated bungalow in Acadia offering over 2,100 sq ft of developed living space with 3+1 bedrooms and 2 full bathrooms. The open-concept main floor features hardwood and tile throughout, newer windows, and a remodeled kitchen with extended countertops and stainless steel appliances. Key mechanical updates include a WASHER AND DRYER (2013), HOT WATER TANK 50L (2020), WATER SOFTNER (installed and re-serviced in 2019), NEW FURNACE (2024), CENTRAL AIR CONDITIONING, and CENTRAL VAC SYSTEM. Additional upgrades include newer FENCING AND GATES, RESURFACED PATIO (2015), NEWER ROOF ON BOTH HOUSE AND GARAGE (2019). NEW FLASHING, EAVESTROUGH AND SOFFITS (2019) OVERSIZED SINGLE GARAGE (200AMP) and a natural gas BBQ hookup. A back entrance to the finished basement, making it easy to suite or convert for dual occupancy. A Suite would be subject to approvals and permitting by the municipality. Located on a quiet, tree-lined street near schools, parks, shopping, and transit.

Built in 1960

## Essential Information

MLS® # A2207990

Price \$655,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.11
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	22 Armstrong Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J0X3

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Blower Fan
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	31
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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