

\$645,000 - 22 Armstrong Crescent Se, Calgary

MLS® #A2207990

\$645,000

4 Bedroom, 2.00 Bathroom, 1,130 sqft
Residential on 0.11 Acres

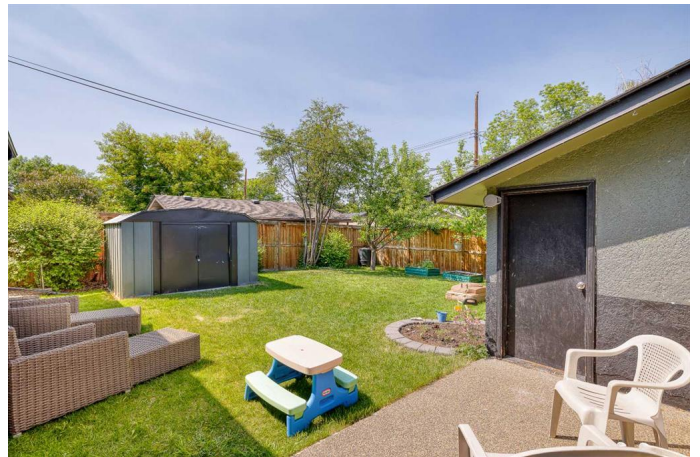
Acadia, Calgary, Alberta

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. Located on a quiet, tree-lined street near schools, parks, shopping, and transit.

Built in 1960

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2207990 |
| Price | \$645,000 |
| 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, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Oven |
| 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 | 47 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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