

22 Armstrong Crescent SE

Calgary, Alberta

MLS # A2207990



\$655,000

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

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), NEW ROOF ON BOTH HOUSE AND GARAGE (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.