



## 446 Astoria Crescent Calgary Alberta

\$619,900

MOVE-IN READY! BEAUTIFUL 4 BEDROOM / 2 BATH BUNGALOW. Located on a LARGE LOT and tucked in on a QUIET STREET, surrounded by mature trees, in the desirable community of Acadia. Updates include: NEW WINDOWS, ROOF SHINGLES (approx 2 years old), This gorgeous home has it all, MAIN floor features beautiful HARDWOOD floors, 3 BEDROOMS with a FULL 4 PIECE bathroom. The bright kitchen has beautiful MAPLE cabinets , appliances and opens up to the bright and beautiful DINING ROOM and LIVING ROOM. This well-cared for home has a separate entrance to the lower suite (illegal), complete with 2 HUGE BEDROOM (incl proper egress window), FULL 3 PIECE BATH, KITCHEN and FAMILY room, this space is perfect if you are looking for rental income. Also on the lower level, laundry area with WASHER and DRYER and room for storage. Outside there is a large private backyard complete with fire pit and an OVERSIZED DOUBLE detached garage and RV PARKING IN THE YARD, lots of room for additional parking in the FRONT STREET. Super easy access to Blackfoot, Glenmore and Deerfoot Trail, as well as various parks, schools, amenities on Macleod Trail and just 15 minutes to the downtown core. BOOK A SHOWING TODAY! (id:6769)

Bedroom 12.00 Ft x 9.25 Ft  
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Kitchen 8.92 Ft x 5.58 Ft  
Recreational, Games room 14.83 Ft x 9.67 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Dining room 8.25 Ft x 9.17 Ft  
Living room 13.25 Ft x 12.75 Ft

Kitchen 12.67 Ft x 8.92 Ft  
Other 6.75 Ft x 6.17 Ft  
Bedroom 7.67 Ft x 11.33 Ft  
Bedroom 7.67 Ft x 11.33 Ft  
Primary Bedroom 12.17 Ft x 12.58 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
HOMECARE REALTY LTD.

<http://www.homecarerealty.com>



**RE/MAX REAL ESTATE  
(CENTRAL)**

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