



## 22 Armstrong Crescent Calgary Alberta

\$655,000

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. (id:6769)

Family room 23.83 Ft x 11.25 Ft

Other 9.17 Ft x 5.50 Ft

Dining room 8.58 Ft x 13.33 Ft

Bedroom 7.58 Ft x 10.75 Ft

3pc Bathroom 7.08 Ft x 4.75 Ft

Hall 8.42 Ft x 13.92 Ft

Storage 4.75 Ft x 9.17 Ft

Laundry room 17.00 Ft x 7.67 Ft

Furnace 11.25 Ft x 8.08 Ft

Living room 14.92 Ft x 16.42 Ft

Dining room 8.25 Ft x 8.92 Ft

Kitchen 10.17 Ft x 9.58 Ft

Other 3.67 Ft x 8.17 Ft

Primary Bedroom 11.17 Ft x 11.25 Ft

Bedroom 10.58 Ft x 9.58 Ft

Bedroom 8.42 Ft x 12.75 Ft

4pc Bathroom 7.50 Ft x 9.25 Ft

Hall 22.83 Ft x 7.42 Ft

Other 3.17 Ft x 3.17 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)