



GRASSROOTS
REALTY GROUP

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**74 Armstrong Crescent SE
Calgary, Alberta**

MLS # A2253445



\$549,649

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Central, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum		

Inclusions: Gazebo

Location, Location, Location, walk to school or the playground right NEXT DOOR from Grandma's Original Charmed house. It's so clean and immaculate that you have to come over and see it..... Gorgeous Hardwood floor on the main floor while we have laminate and carpet through out, Newer Windows, Custom Built-in Oak wall unit in the Primary Bedroom and Custom Oak Hutch in the Dining room. Upgraded Furnace, hot water tank and roof. Of the PAVED ALLEY for a dust free Sunny South facing Private backyard with a HUGE EXPENSIVE Trek deck.