



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

459 Astoria Crescent SE
Calgary, Alberta

MLS # A2282681



\$574,649

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum		

Inclusions: none

Welcome to this warm and inviting 3-bedroom, fully developed bungalow located in the heart of family-friendly Acadia. Designed with everyday living in mind, this home offers comfortable living spaces filled with natural light and room to grow. Large living and dining room, updated kitchen with stainless steel appliances. Master bedroom has a fabulous built in dressing unit/closet The fully developed lower level is perfect for a kids' play area, family room, 2 bedrooms and 4pce bath. Outside, enjoy the convenience of a very spacious yard, oversized double detached garage, ideal for vehicles, storage, and all the family extras. The sunny deck on the front of the house is perfect for those days you need to soak up the sunshine. Situated in a great location close to schools, parks, playgrounds, shopping, and transit, this home offers the perfect blend of comfort, space, and community.