



**48 Armstrong Crescent SE
Calgary, Alberta**

MLS # A2145608



\$725,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1961 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan		

Inclusions: N/A

Discover this beautifully updated 5-bedroom bungalow nestled in the quiet and desirable Acadia neighborhood, set on an oversized pie-shaped lot. This home boasts a spacious double garage, convenient RV parking with a 50 Amp external plugin, and a robust 100 Amp service in the garage, making it ideal for hobbies and storage. The main floor features hardwood floors, renovated kitchen with ceiling-height black cabinets, stainless steel appliances, and three bedrooms accompanied by a 4-piece bathroom. The kitchen and dining area have been thoughtfully designed for functionality and style. A separate entrance leads to an illegal 2-bedroom basement suite equipped with a second kitchen, offering perfect accommodation for extended family or potential rental income. Recent updates include a new stove, microwave, and dishwasher purchased in July 2023 with extended warranties valid until July 2025. Additionally, a leaf filter system installed in July 2021 carries a lifetime warranty, contributing to the home's low maintenance appeal. New Furnace March 2021. Outside, the vast backyard provides ample space for 2 RV parking pads and outdoor activities. With its prime location, and well-maintained features, this bungalow in Acadia is an exceptional find, perfect for anyone looking for a move-in-ready home with all the conveniences for modern living. Call today to schedule a viewing and seize this amazing opportunity.