

# \$624,900 - 74 Armstrong Crescent Se, Calgary

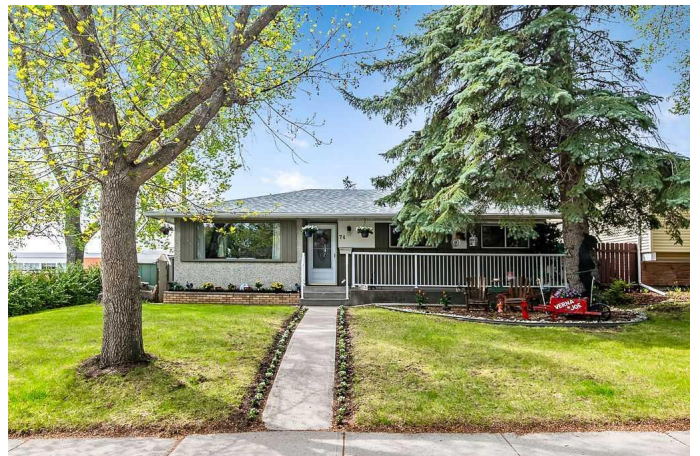
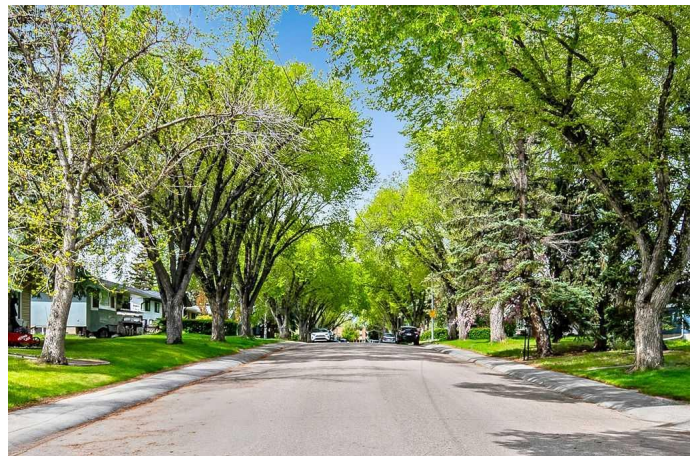
MLS® #A2233131

**\$624,900**

3 Bedroom, 2.00 Bathroom, 1,027 sqft  
Residential on 0.13 Acres

Acadia, Calgary, Alberta

Welcome to Armstrong Crescent, one of the most picturesque, tree-lined streets in all of Calgary. Tucked into a mature community known for its established landscaping, large lots, and strong sense of community, this beautifully updated home offers the perfect balance of charm, comfort, and modern convenience. From the moment you arrive, the curb appeal is undeniable. A charming front porch invites you in, while the manicured yard and tall trees provide a peaceful, park-like setting. Set on a spacious lot that sides onto a park and is just steps to local schools, this location is ideal for families, downsizers, and anyone looking for a quiet, well connected neighborhood. Inside, pride of ownership is on full display. The main floor features oak hardwood in nearly perfect condition flowing through the living room, hallway, and dining space. The custom-built dining room cabinets are both functional and beautiful and they are perfect for displaying your treasured pieces. The kitchen and appliances were updated within the last 4 years, offering timeless style and modern functionality. Three generously sized bedrooms and a 4 piece bathroom with a lovely feature window complete the main floor layout. Downstairs, you'll find a spacious rec room ideal for a media area, gym, and games room. A den with custom storage closets is the ultimate flex room, a 3 piece bathroom, and tons of storage make this lower level incredibly versatile. The large utility room includes the washer and dryer and houses the upgraded



mechanicals. Speaking of upgrades, this home is loaded with them. A high-efficiency furnace (2020), HEPA filter (2017), central air conditioning (2024), shingles (within the last 10 years), most windows and light fixtures replaced, and more, meaning all the big ticket items are already taken care of. Just move in and enjoy. Out back, you will find a composite deck, RV parking, and a heated 24' x 24' double garage. A rare find in any community. The yard is spacious and private, offering endless potential for gardening, play, or relaxation. If you haven't taken a drive down Armstrong Crescent, now is the time. It is a truly special pocket of the city, where the trees are tall, the lots are wide, and neighbors become lifelong friends. Don't miss this opportunity to own a home with many updates in one of Calgary's most beautiful, established neighborhoods.

Built in 1961

Essential Information

MLS® #	A2233131
Price	\$624,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	74 Armstrong Crescent Se
Subdivision	Acadia
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2J 0X3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Rectangular Lot, Gazebo
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	22
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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