

# \$699,900 - 417 Astoria Crescent Se, Calgary

MLS® #A2216957

**\$699,900**

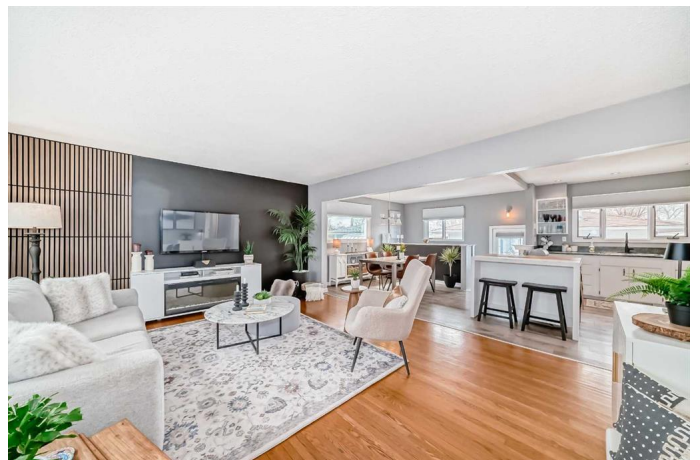
4 Bedroom, 3.00 Bathroom, 1,061 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

Nestled in desirable Acadia on a large lot with mature trees and vibrant flowers, this beautifully maintained bungalow offers a peaceful retreat at the end of your day. Lovingly designed and cared for by the current owner, the home has been kept in immaculate condition with consistent maintenance over the years. The open concept main level includes a functional kitchen / dining area that opens to the living room featuring large, bright windows and original hardwood floors throughout. Filling out the main level are three generously sized bedrooms, and 1.5 newly renovated bathrooms. The bright primary bedroom features a 2-piece ensuite and sliding patio doors leading to a private deck overlooking the tranquil backyard, perfect for relaxing. The fully developed basement offers a spacious fourth bedroom with built-in closets and fully renovated attached 3-piece bathroom, laundry area, ample storage, space for a kitchenette / wet bar, and an expansive 37-foot-long recreation room—ideal for entertaining or family gatherings. Keep warm all winter long with a large double detached garage featuring a gas furnace that backs onto a double-wide, paved alley. Shopping (including the amazing Italian Centre Shop), restaurants and schools are all within walking distance to this prime desirable location. Don't miss this rare opportunity!!

Built in 1961



## Essential Information

MLS® #	A2216957
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,061
Acres	0.11
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	417 Astoria Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0Y4

## Amenities

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

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Paved, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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