

\$674,900 - 74 Armstrong Crescent Se, Calgary

MLS® #A2208585

\$674,900

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 19, 2025
2:00pm-4:00pm. FOR THE FIRST TIME IN 47 YEARS, THIS BELOVED HOME IS READY TO WELCOME A NEW CHAPTER. Nestled on one of the most picturesque tree-lined streets in Acadia, this cherished home has been lovingly maintained by the same devoted owner for nearly five decades. The care and pride of ownership are evident in every corner, this isn't just a house, it's a storybook of memories waiting for a new family to write their next chapter. Backing onto a peaceful park and David Thompson Middle School, this home offers the rare combination of serenity, space, and convenience. The oak hardwood floors, glowing with timeless beauty, guide you through a layout that feels both functional and filled with heart. The dining room and primary bedroom feature exquisite custom built-ins, crafted by the homeowner with care and craftsmanship that's hard to come by. The kitchen has been thoughtfully updated over the years, along with modern appliances that blend seamlessly into the home's classic charm. Important upgrades have been made, including a new furnace (2020), shingles (within the last 10 years), a HEPA filter (2017), and central air conditioning (2024). Most windows and light fixtures have also been refreshed, ensuring the home feels light, bright, and comfortable throughout. On the main floor, you will find three generously sized bedrooms and a 4 piece bathroom adorned with a charming window that lets the sunshine



pour in. Each room feels spacious and inviting, perfect for growing families or those seeking room to breathe. Then thereâ€™s the basement, a place where laughter echoed, stories were shared, and life unfolded. The large family room with a cozy wet bar and bar fridge is ready for movie nights, celebrations, or quiet evenings in. A sizeable bedroom (window behind the crafted closets) with abundant storage and more custom-built closets offers endless possibilities, along with a second 3 piece bathroom for added convenience. Step outside into the expansive south backyard, fenced, private, and filled with personality. Whether you are relaxing in the gazebo, roasting marshmallows at the fire pit, or tinkering in the heated 24â€™x24â€™ oversized garage, this yard is a haven. With an RV pad, multiple storage sheds, mature trees, and endless sky, itâ€™s truly your own slice of paradise. Whether you are dreaming of a move-in ready home or envisioning a beautiful renovation, this location is unparalleled. It's not just about finding a house, it's about finding a home with soul, history, and heart. It is time for another family to fall in love and make memories here, for the next 47 years.

Built in 1961

Essential Information

MLS® #	A2208585
Price	\$674,900
Bedrooms	4
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, Gazebo, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	24
Zoning	R-CG

Listing Details

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