

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

MLS® #A2216957

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,061 sqft

Residential on 0.11 Acres

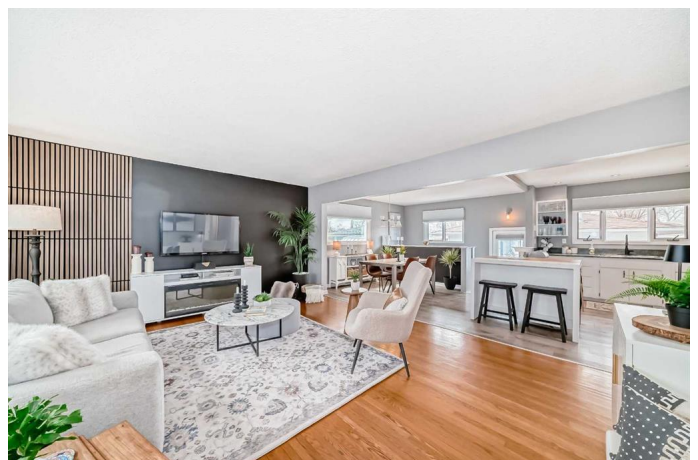
Acadia, Calgary, Alberta

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 | 23            |
| Zoning         | R-CG          |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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