

# \$749,900 - 401 Astoria Crescent Se, Calgary

MLS® #A2209318

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,065 sqft  
Residential on 0.12 Acres

Acadia, Calgary, Alberta

Welcome to this extremely well maintained home on a corner lot located in Acadia, one of Calgary's most sought after neighbourhoods. This Bungalow boasts gleaming hardwood flooring, Living/Dining room combination, and gourmet kitchen featuring oak cabinetry and full appliance package including convection oven. Updated four piece bathroom, three bedrooms up with the master bedroom offering a two piece en-suite bath. The lower level is finished with a dry bar/ recreation room, bedroom, 3 piece bathroom, office, and plenty of storage. There is a sprinkler system for your convenience, large deck, and rubberized skid proof sidewalks and driveway. Shingles have been updated, hot water tank, and all windows (except small window in mechanical room), maintenance free vinyl/stucco siding and aluminum clad windows as well. Single detached garage with large front driveway. Close to all amenities, including shopping, schools, parks, and public transportation. Don't miss out on making this fine home yours today!

Built in 1961

## Essential Information

MLS® #	A2209318
Price	\$749,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,065
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	401 Astoria Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J0Y4

### **Amenities**

Parking Spaces	1
Parking	Driveway, Front Drive, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bar, Central Vacuum, Chandelier, Storage, Vinyl Windows
Appliances	Convection Oven, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed            April 15th, 2025  
Days on Market        8  
Zoning                    R-CG

## **Listing Details**

Listing Office            Real Estate Professionals Inc.

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