



\$ 634,777.00

87 ARMSTRONG CRESCENT SE CALGARY

<https://paulbrinton.com>

RENOVATED DOWN TO THE STUDS | Quiet Street |
LIGHT & BRIGHT | 4 Bed & 3 Bath | DOUBLE GARAGE
+ RV PARKING | 2000+ SQ FT of living space | This is
not your typical renovation! It features high-end
luxurious finishes. Located on a quiet, central
street...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1152498

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-03 02:46:29

Bathrooms: 3

Bedrooms Above Grade: 2

Date added: 10/06/21

Lot size: 53755 sq ft

Year built: 1961

Parking: Additional Parking, Covered, Double Garage Detached, Garage Door Opener, Off Street, Oversized, RV Access/Parking

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: Car Wash, Fitness Center, Laundry, Playground, Racquet Courts, Recreation Room, Secured Parking, Storage

Community Features: Golf, Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

Fencing: Cross Fenced, Fenced

Cooling: None

Total Parking: 6

Flooring: Carpet, Ceramic Tile, Hardwood

Fireplace Features: Electric

Exterior Features: Lighting, Private Entrance, Private Yard, Rain Gutters, Storage

District: CAL Zone S

Inclusions: Shed



Interior Features: Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Stone Counters,Storage,Walk-In Closet(s),Wet Bar

Roof Type: Asphalt Shingle

Lot Features: Back Lane,Back Yard,City Lot,Close to Clubhouse,Dog Run Fenced In,Few Trees,Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting,Open Lot,Private,Rectangular Lot,Views

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full, Separate/Exterior Entry **Levels:** One

Laundry features: Laundry Room, Lower Level **Zoning:** R-C1

Transaction Type: For Sale

List Price Square Foot: \$ 607.95

Photo Count: 50

Rooms Above Grade: 6

Unit Exposure: S

Construction Materials: Composite Siding,Concrete,Stucco,Wood Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 15.23M 50`0"

Appliances: Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer

Living Area SF: 1069.00

Subdivision Name: Acadia

Structure Type: House

Lot Size Acres: 1.23

Restrictions: See Remarks

