

\$675,000 - 9 Armstrong Crescent Se, Calgary

MLS® #A2202643

\$675,000

3 Bedroom, 3.00 Bathroom, 1,144 sqft
Residential on 0.11 Acres

Acadia, Calgary, Alberta

This charming, fully finished 4-level split home in the heart of Acadia is exactly what youâ€™ve been waiting for! This home features an oversized garage and a main level with vaulted ceilings. The spacious living room is filled with natural light, while the stunning kitchen boasts upgraded cabinets, accompanied by a convenient dining and living area.

A few steps up from the main level lead you to a 4-piece bathroom and two good-sized bedrooms, including a large master bedroom with a 2-piece ensuite. Down a few steps to the third level, youâ€™ll find a large family room perfect for entertaining friends and family. The fourth level also includes a 3-piece bathroom located near the laundry room and wine cellar, as well as another spacious room that can serve as a gym, family room, hobby room, or movie roomâ€”the choice is yours. This level also features additional storage and a mechanical room.

Acadia is a wonderful community that is safe, friendly, and filled with amenities, including parks, schools, shopping centers, major roadways, and restaurants. Directly across the street are Lord Beaverbrook High School, the Acadia Aquatic Centre, and the Tennis Centre. Itâ€™s no wonder Acadia is consistently voted one of the top communities in Calgary Magazine year after year!



Built in 1960

Essential Information

MLS® #	A2202643
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.11
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9 Armstrong Crescent Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0X2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Dryer, Electric Stove, Freezer, Garage Control(s), Gas Water Heater, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Permeable Paving, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	MaxWell Capital Realty
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