# \$899,900 - 413 Astoria Crescent Se, Calgary

MLS® #A2221985

# \$899,900

4 Bedroom, 3.00 Bathroom, 1,402 sqft Residential on 0.12 Acres

Acadia, Calgary, Alberta

Welcome to the largest bungalow on the street in desirable Acadia, offering over 1,400 square feet of living space above grade, plus an additional 900 square feet in the fully developed basement. This beautifully maintained home features a total of four bedrooms and three bathrooms, with a quiet location that combines comfort and convenience. The main floor includes three generously sized bedrooms, allowing the basement to serve as an ideal recreation area complete with a fourth bedroom, perfect for quests.

The bright and spacious kitchen is highlighted by quartz countertops, an oversized island, and ample cabinet and counter space, all seamlessly connected to the dining area, which is surrounded by large windows that fill the space with natural light. The elegant dining table with six chairs is included with the home, adding to the move-in-ready appeal.

Recent improvements in the past three years

have enhanced every aspect of the property. On the main level, updates include fresh paint, an addition of a fan to the gas fireplace furnace, serviced fireplace, A/C and kitchen appliances (stove, fridge, and dishwasher). The lower level has been refreshed with new flooring, freshly painted walls, a new washer and dryer, and a serviced furnace.

The exterior spaces are just as impressive.

The front yard now features new cedars and a lilac tree. In the backyard, you'll find a west-facing retreat that includes a new







concrete patio, concrete pad for a hot tub, a custom pergola with a shingled roof over the hot tub area, new sod, shrubs, another lilac tree, and a beautifully designed set of concrete steps with bedrock stone and mulch leading to the back alley. A custom-built fence now surrounds the entire property, providing added privacy and security.

The patio has been upgraded with a deck extension to accommodate the BBQ, a new gas line, a repainted deck, and a privacy fence enclosing the area. The detached garage has been fully updated and insulated (R51), with a new gas line and heating system installed, a new garage door and opener, a new side door and windows with custom frames, plus concrete in front of the garage and built-in benches and shelving for ample storage and workspace.

This meticulously updated home offers excellent access to major roadways and nearby schools, making it an ideal choice for families and those seeking a move-in-ready property with exceptional features both inside and out.

#### Built in 1961

## **Essential Information**

MLS® # A2221985 Price \$899,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,402 Acres 0.12

Year Built 1961

Type Residential Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 413 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, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan,

Quartz Counters, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line

Lot Description Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 15

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.