



THE
A-TEAM

**RE/MAX
FIRST**

38 ARMSTRONG Crescent, Calgary T2J 0X3

MLS® #: **A2175272**

Area: **Acadia**

Listing Date: **10/31/24**

List Price: **\$764,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1960**

Finished Floor Area

Abv Sqft: **1,031**
Low Sqft:
Ttl Sqft: **1,031**

DOM

20
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cleared,Front Yard,Lawn,Landscaped,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,Garage Faces Rear,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Composite Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 12`9"
Dining Room	Main	9`4" x 9`1"
Bedroom - Primary	Main	12`7" x 12`2"
Walk-In Closet	Main	5`0" x 8`8"
Game Room	Basement	21`3" x 13`7"
3pc Bathroom	Basement	7`11" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 11`9"
4pc Bathroom	Main	8`8" x 4`11"
4pc Ensuite bath	Main	6`0" x 8`10"
Bedroom	Main	7`8" x 10`5"
Bedroom	Basement	11`10" x 8`2"
Bedroom	Basement	11`11" x 8`11"









