$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

*** OPEN HOUSE THIS SATURDAY MAY 24TH, 12-3PM *** 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 guests.

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	2
Zoning	R-CG

Listing Details

Listing Office   eXp Realty