



**459 Astoria Crescent SE
Calgary, Alberta**

MLS # A2282681

\$574,649

Division:	Acadia	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,075 sq.ft.	Age: 1961 (65 yrs old)
Beds:	5	Baths: 2
Garage:	Double Garage Detached	
Lot Size:	0.13 Acre	
Lot Feat:	Back Lane, Corner Lot, Landscaped	

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum		
Inclusions:	none		

Welcome to this warm and inviting 3-bedroom, fully developed bungalow located in the heart of family-friendly Acadia. Designed with everyday living in mind, this home offers comfortable living spaces filled with natural light and room to grow. Large living and dining room, updated kitchen with stainless steel appliances. Master bedroom has a fabulous built in dressing unit/closet. The fully developed lower level is perfect for a kids' play area, family room, 2 bedrooms and 4pc bath. Outside, enjoy the convenience of a very spacious yard, oversized double detached garage, ideal for vehicles, storage, and all the family extras. The sunny deck on the front of the house is perfect for those days you need to soak up the sunshine. Situated in a great location close to schools, parks, playgrounds, shopping, and transit, this home offers the perfect blend of comfort, space, and community.