



GRASSROOTS
REALTY GROUP

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90 Armstrong Crescent SE
Calgary, Alberta

MLS # A2324208



\$665,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, RV Access/Parking, Workshop in		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, See Remarks, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Separate Entrance, Storage		

Inclusions: Fridge x2, Stove x2, Shed, heated floors,

Price Improvement! Imagine living on this tree-canopied street! This 3-bedroom bungalow offers peace of mind, exceptional value, and endless possibilities. Now vacant and move-in ready, this is the perfect opportunity to walk in and truly envision the home as your own. Picture your furniture in the living room, family gatherings around the table, and your personal style brought to life in a home where the costly updates have already been completed for you. It features a fully renovated kitchen with a gas stove, two new bathrooms, heated flooring in the upstairs bathroom, new electrical panel, heated double garage, sewer line, appliances, landscaping, and more. The home also boasts an illegal suite in the basement, sunroom, RV parking, garden shed, wide paved laneway, and an ideal location close. Costly updates, renovations, and maintenance items have already been taken care of, allowing you to avoid unexpected expenses and simply settle in and enjoy. Upstairs, you'll find a thoughtfully updated 3-bedroom home with a full bath, designed for comfortable everyday living. The renovated kitchen, newer mechanicals, and countless improvements throughout provide peace of mind and exceptional value for years to come. One of the standout features is the fully developed basement with a separate entrance and illegal suite. Complete with a spacious bedroom, full bathroom, kitchen, and extensive storage, this flexible space is ideal for multi-generational living, a mother-in-law suite, a private retreat for a teenager, or a potential mortgage helper. Step outside into your own private garden oasis. The sunny south-facing backyard has been extensively landscaped and offers a beautiful blend of mature plants and trees, flowering perennials, shrubs, and evergreens. Whether you have a green thumb or simply enjoy spending time outdoors, this space is designed to be enjoyed.

Adding to the home's appeal is the incredible attached sunroom, a true extension of the living space that allows you to enjoy the beauty of the backyard through Calgary's changing seasons. Filled with natural light and overlooking the gardens, it's the perfect place to enjoy your morning coffee, curl up with a book, work from home, entertain guests, or simply experience the feeling of being outdoors while staying comfortable and protected from the elements. This versatile space allows you to enjoy your backyard for much more of the year and is a feature you'll find yourself using every season. The heated double detached garage is perfect for hobbyists, car enthusiasts, or anyone looking for a year-round workshop, while RV parking and the wide paved back lane provide exceptional convenience and accessibility. Located close to schools, parks, shopping, transit, and major roadways, this move-in-ready property offers a rare combination of location, flexibility, updates, and outdoor living. With the home now vacant, it's easier than ever to imagine the possibilities and make it your own.