

**9 Armstrong Crescent SE  
Calgary, Alberta**

**MLS # A2202643**



**\$675,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Storage

**Inclusions:** none

This charming, fully finished 4-level split home in the heart of Acadia is exactly what you've been waiting for! This home features an oversized garage and a main level with vaulted ceilings. The spacious living room is filled with natural light, while the stunning kitchen boasts upgraded cabinets, accompanied by a convenient dining and living area. A few steps up from the main level lead you to a 4-piece bathroom and two good-sized bedrooms, including a large master bedroom with a 2-piece ensuite. Down a few steps to the third level, you'll find a large family room perfect for entertaining friends and family. The fourth level also includes a 3-piece bathroom located near the laundry room and wine cellar, as well as another spacious room that can serve as a gym, family room, hobby room, or movie room—the choice is yours. This level also features additional storage and a mechanical room. Acadia is a wonderful community that is safe, friendly, and filled with amenities, including parks, schools, shopping centers, major roadways, and restaurants. Directly across the street are Lord Beaverbrook High School, the Acadia Aquatic Centre, and the Tennis Centre. It's no wonder Acadia is consistently voted one of the top communities in Calgary Magazine year after year!