

# \$524,649 - 362 Ashley Crescent Se, Calgary

MLS® #A2260984

**\$524,649**

4 Bedroom, 1.00 Bathroom, 1,106 sqft

Residential on 0.15 Acres

Acadia, Calgary, Alberta

This is GRANDMA'S ORIGINAL HOUSE...SPIC n SPAN CLEAN as a WHISTLE! HUGE 55x120 Lot with Mature Trees and a Private Setting. GLEAMING HARDWOOD OAK FLOORS with Mahogany Doors and Trim. Solid Oak Kitchen Cabinets with all the appliances. All UPDATED Vinyl Windows, Furnace, Hot water tank and roofing shingles. Poured Concrete Sidewalk and Front Driveway. Enjoy your morning coffee on your Interlocking Brick Patio in the PRIVATE back yard. Close to all schools, LRT, Walmart, Co-op and Soby's.

Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260984    |
| Price          | \$524,649   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,106       |
| Acres          | 0.15        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 362 Ashley Crescent Se |
| Subdivision | Acadia                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2H 1T7                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Driveway, Front Drive, Parking Pad |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows                           |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Partially Finished                                                 |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Rolling Slope |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Brick, Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 14                   |
| Zoning         | R-CG                 |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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