

## 10 Radcliffe Crescent SE Calgary, Alberta

**MLS # A2257486**



**\$579,900**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Albert Park/Radisson Heights |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | Bungalow                     |               |                   |
| <b>Size:</b>     | 1,174 sq.ft.                 | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 5                            | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached       |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Irregular Lot     |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar                     |                   |      |

**Inclusions:** NA

Attention investors/future developers or first time home owners! Welcome to this spacious bungalow situated on an massive lot in the desirable community of Albert Park/Radisson Heights, offering over 2,300 sq. ft. of developed living space. Ideally located just minutes to downtown and within walking distance to schools, shopping, LRT, and bus routes. Recent upgrades include a brand new kitchen with modern cabinetry, quartz countertops, and a stylish backsplash. Additional improvements feature laminate flooring, updated windows and roof shingles (approximately 3 years ago), and a hot water tank (2017). The main floor offers 3 bedrooms, including a primary bedroom with a private 4-piece ensuite, another full bathroom, and a formal dining room. Appliances include a brand new stove and a newer refrigerator. The basement features a separate entrance and an RENOVATED illegal suite with brand new laminate flooring, 2 additional rooms, and a spacious living/recreation area—ideal for extended family use. The property also includes a huge backyard with a large deck, an oversized double garage, and an extra-long driveway that accommodates 4 additional vehicles or an RV. The property is vacant and move-in ready. This is a great investment opportunity in a prime location with strong rental potential.