

1623 Rouleau Crescent SE
Calgary, Alberta

MLS # A2351221

\$515,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Off Street, On Street, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, See R		

Heating:	Electric, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: Contact Seller Directly

Click brochure link for more details** Perfect for families, this charming 4-bedroom, 2-bathroom bungalow is located in the desirable Radisson Heights neighbourhood in Southeast Calgary. Built in 1965, this solid 1,043 sqft home offers great bones and sits on a 50 x 104 ft landscaped lot with mature fruit trees, beautiful perennial flower beds and plenty of outdoor space. The sunny west-facing backyard features a covered deck, large cement pad and a spacious shed with electricity, while the oversized double heated garage provides plenty of room for parking, storage and projects. Inside, the main floor features 3 bedrooms, a 4pc bathroom and original hardwood floors. The developed basement features a 4th bedroom, 3pc bathroom and living area with entertainment unit. The exterior has been freshly painted and all interior walls have been thoroughly washed. The location is exceptionally convenient, with a secondary school just 2 blocks away, transit including bus service and a CTrain station approximately 1.5 blocks away, and a grocery store, pharmacy, liquor store and bank just 1 block away. Downtown Calgary is approximately 15 minutes away, making this a fantastic opportunity in a well-connected neighbourhood.