



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

247 Radcliffe Place SE
Calgary, Alberta

MLS # A2237022



\$450,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,127 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cleared, Cul-De-Sac, Front Yard, Garden, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Tankless Hot Water		

Inclusions: None

****OPEN HOUSE SUN JULY 13TH 12PM-3PM**** Located on a quiet cul-de-sac and situated on a large pie-shaped lot, this 4-level split offers 1650+ sqft of finished living space and great potential for the right buyer in an AMAZING location! **The main level features a spacious living room with tons of natural light and a generous eat-in kitchen with a gas stove, fridge, dishwasher, island with sink, and plenty of storage. A combination of hardwood, laminate, and LVP flooring runs throughout the home, offering both comfort and lasting durability. **Upstairs, you'll find a primary bedroom with ensuite, two additional bedrooms, and a 4pc bathroom. The lower level includes a large open space, another full 3pc bathroom, and a laundry area. The basement is unfinished, ideal for storage, a workshop, or future development. **While the home could use a little TLC, the current owner has already completed valuable updates, including a new roof on both the home (2017) and garage (2023), and beautiful renovations to all 3 full baths. The front yard has been thoughtfully landscaped, and the backyard is a blank slate, levelled and waiting for your vision. **Additional features include an oversized double heated garage, a high-efficiency boiler system with instant hot water, central vac and a water softener. **Perfect for investors or first-time buyers with a vision, this home offers a great chance to build equity while adding your own improvements over time. Don't miss this golden opportunity! Call your favourite Realtor today!**