



GRASSROOTS
REALTY GROUP

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**944 Raynard Crescent SE
Calgary, Alberta**

MLS # A2239369



\$590,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,031 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: n/a

Beautifully Renovated Home Backing Onto Greenspace | Future CARRIAGE HOUSE Potential! Welcome to this beautifully updated home, perfectly located on a quiet street with direct access to schools and lush green space. This spacious property sits on a large pie-shaped lot and offers both style and functionality with incredible potential for future development. Upstairs features 3 generously sized bedrooms, all-new paint and flooring, and brand-new upper windows that bring in tons of natural light. The heart of the home is the bright kitchen, complete with sleek quartz countertops, perfect for family meals and entertaining. The fully finished basement has a separate entrance and features a illegal suite with 1 bedroom plus a den, its own private laundry, wood fireplace, dry bar and thoughtful finishes throughout—ideal for guests, extended family, or rental income. Rear yard features concrete patio with wood burning BBQ for outdoor enthusiasts. You’ll love the oversized double detached garage, recently upgraded with new drywall, offering ample storage and workspace. Bonus: Property has City development approval for a future LANEWAY CARRIAGE House, giving savvy buyers an exciting opportunity for even more value! With easy access to shopping, schools, parks, and public transit, this home checks all the boxes for families, investors, and first-time buyers alike. Don’t miss your chance to own this move-in ready gem with income potential and room to grow! Check out VIRTUAL TOUR.