



**GRASSROOTS**  
REALTY GROUP

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

**752 Raynard Crescent SE  
Calgary, Alberta**

**MLS # A2245002**



**\$539,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Pie Shaped Lot, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum		

**Inclusions:** work bench and desk, 3 sheds in back yard, downstairs fridge deepfreeze, bookshelves and cabinet.

Don't miss this original 1110 square foot bilevel home that has been owner occupied for the last 48+years. Situated on a huge pie shaped lot on a quiet Crescent with lots of long time neighbors. Main floor features a large living room and dining room with beautiful hardwood floors and kitchen with all appliances and newer lino plus a door to the back yard. Three big bedrooms and a spacious upgraded 4 pc bath. Fully finished lower level with large windows in the front. Large freestanding Acorn Voyageur wood burning fireplace in the family room c/w full city permits. Many upgrades over the years include windows, lino, roof, gutters, hot water tank and paved driveway. So much done and so well maintained! Right next to the walkway that takes you to schools and LRT right downtown. Easy to view...Call your Realtor today.