



**GRASSROOTS**  
REALTY GROUP

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

**1512 Robson Crescent SE**  
**Calgary, Alberta**

**MLS # A2245824**



**\$589,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Primary Downstairs, Separate Entrance		

**Inclusions:** N/A

FULLY RENOVATED!! OVERSIZED HEATED DOUBLE DETACHED GARAGE!! SEPARATE ENTRANCE ILLEGAL SUITE BASEMENT!! 5 BED 2 BATH!! LAUNDRY ON BOTH THE LEVELS!! OVER 1900+ SQFT OF LIVING SPACE!! This beautifully updated bungalow in Albert Park/Radisson Heights is packed with features that make everyday living easy and comfortable. The main level features an open-concept layout with a bright living area, updated kitchen with sleek stainless steel appliances and a dining space that leads right out to the backyard—perfect for summer BBQs. You'll also find three bedrooms, a modern 4PC bath and convenient laundry on the main floor (no hauling baskets up and down!). Downstairs, a separate entrance leads to an illegal suite featuring a spacious Rec room, a kitchen, two additional bedrooms, a 3PC bath, laundry and plenty of storage. Out back, you'll love the oversized heated double garage—great for parking. This location is hard to beat: you're just minutes from downtown, close to CTrain access, schools, parks, and shopping. Albert Park/Radisson Heights is a well-established community known for its quick commute, mature trees and city skyline views. WHETHER YOU'RE LOOKING TO LIVE IN, RENT OUT OR BOTH—THIS ONE CHECKS A LOT OF BOXES.