



GRASSROOTS
REALTY GROUP

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1611 Radisson Drive SE
Calgary, Alberta

MLS # A2251791



\$550,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Off Street, On Street, Parking Pad, See Remarks		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Separate Entrance, Storage, Tile Counters, Vinyl Windows		

Inclusions: Lower suite: Refrigerator, Built in Dishwasher, Electric Stove, Window Coverings.

Investor or First-Time Buyer Opportunity! Discover this fully upgraded LEGALLY SUITED BUNGALOW with a mortgage-helper suite on a large pie-shaped lot in the family-friendly community of Radisson Heights. Perfect for multi-generational living, rental income, or expanding your portfolio, this home combines versatility, updates, and unbeatable location. Inside, the main floor welcomes you with original hardwood floors adding warmth and character to an already bright, functional layout, featuring a living room and dining area ideal for entertaining. The renovated kitchen boasts maple cabinetry, quartz countertops, tile backsplash, and stainless steel appliances. Three generous bedrooms and a stylish 4-piece bathroom complete the main level. The legal basement suite with second entrance offers a second full kitchen, open-concept living/dining area, two LARGE bedrooms, and a 4-piece bath—perfect for tenants or extended family. Large egress windows ensure plenty of natural light and meet current code, while a shared laundry room with ample storage adds convenience. Recent upgrades include two energy-efficient furnaces for both levels, 50-gallon hot water tank, newer roof, eavestroughs, windows, and wired smoke alarms, Quartz countertops and herring bone tile backsplash, showing clear pride of ownership. Outside, enjoy a large, private, fully fenced yard surrounded by mature landscaping, extra space from the pie-shaped lot, and plenty of room for a double garage with alley access while still leaving generous back and side yards. Street parking is abundant. Located steps from International Avenue's shops and restaurants, grocery stores, transit, parks, playgrounds, and top schools like Radisson Park, Sir Wilfrid Laurier, and Father Lacombe, with easy access to downtown and Deerfoot Trail, this home offers convenience, functionality, and strong

rental appeal. Move-in ready with everything done—just bring your plans and enjoy!