



GRASSROOTS
REALTY GROUP

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**840 Raynard Crescent SE
Calgary, Alberta**

MLS # A2258978



\$525,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Front Drive, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Soaking Tub, Storage		

Inclusions:	Storage Shed
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Incredible value and opportunity in this beautifully updated bungalow! Situated on an 50ft with 1,050 SF above grade living space and a fantastic location with 3 schools out your back door, minutes to restaurants, shopping, the LRT station and Inglewood Golf Course. Inside you will love the original hardwood flooring, fully renovated kitchen with timeless white ceiling height cabinetry, butcher block counters, under cabinet lighting and stainless steel appliances. Three spacious bedrooms and a gorgeous bathroom with expansive tile work complete this level. The basement, with separate entrance, is untouched and original leaving an open canvas for your personal touch. Don't overlook the new windows, light fixtures, casings and front driveway access for off street parking. Situated on a large lot with an over-sized backyard with mature landscaping and an abundance of trees for privacy. This home is a MUST SEE!