



GRASSROOTS
REALTY GROUP

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**724D Raynard Crescent SE
Calgary, Alberta**

MLS # A2262384



\$265,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	504 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 402
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d79
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: TV wall mount, Shed

Welcome to this bright and inviting end-unit, bi-level townhome offering over 900 sq. ft. of comfortable living space. This charming home is move-in ready and perfect for first-time buyers, downsizers, or investors alike. Step inside to discover a spacious living room filled with natural light, an updated kitchen with modern finishes, and a convenient main-floor laundry area. With two bedrooms and one full bathroom, this home offers both functionality and comfort. Enjoy your quiet, private yard — ideal for summer days, BBQs, and a little outdoor relaxation. Plus, you’ll have your own assigned parking stall for added convenience. Located in the desirable community of Albert Park/Radisson Heights, you’re just steps away from schools, shopping, parks, and the C-Train, making commuting and errands a breeze.