



**1436 Robson Crescent SE
Calgary, Alberta**

MLS # A2272241



\$483,998

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, On Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: 2 (other) Fridges in Basement

Attention: End-Users / Investors / Builders – great potential for this Priced right (R-CG: full size lot) Bungalow, situated in a quiet street, with a rear covered patio & oversized Single Garage in South yard. Featuring: 3-bedroom home with hardwood flooring. Separate Side-Entrance to Basement with full bath, a bedroom, Rec Room and Den - could bring income via Renting, or shared with roommates in subsidizing mortgage & household expenses. Updates: Furnace (2022), Water Tank (2024), Dryer (2021), Garage Roof shingles (2022), and newer Lino in kitchen & bathroom. Easy access everywhere, & close proximity to transportation / schools / shopping & all amenities. Realtors: Please note Private Remarks. ** 24 hours’ Notice req’d. **