



GRASSROOTS
REALTY GROUP

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10 Radcliffe Crescent SE
Calgary, Alberta

MLS # A2273751



\$580,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Welcome to this spacious bungalow situated on a massive lot in the desirable community of Albert Park/Radisson Heights, offering over 2,300 sq. ft. of developed living space. Attention investors/future developers or first time home owners! located just minutes to downtown and within walking distance to schools, shopping, LRT, and bus routes. Recent upgrades include a brand new kitchen with modern cabinetry, quartz countertops, and a stylish backsplash. Additional improvements feature laminate flooring, updated windows and roof shingles (approximately 3 years ago), and a hot water tank (2017). The main floor offers 3 bedrooms, including a primary bedroom with a private 4-piece ensuite, another full bathroom, and a formal dining room. Appliances include a brand new stove and a newer refrigerator. The basement features a separate entrance and an RENOVATED illegal suite with brand new laminate flooring, 2 additional rooms, and a spacious living/recreation area—ideal for extended family use. The property also includes a huge backyard with a large deck, an oversized double garage, and an extra-long driveway that accommodates 4 additional vehicles or an RV. The property is vacant and move-in ready. This is a great investment opportunity in a prime location with strong rental potential.