



**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

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar

**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.