



**123 Radley Place SE**  
**Calgary, Alberta**

**MLS # A2286312**



**\$539,999**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** All Furniture can be negotiated.

Welcome to this fully renovated bi level offering 5 bedrooms and 3 full bathrooms on a 7,104 sq ft pie shaped lot in an established community just minutes to downtown, LRT access, schools, shopping and parks. Tucked into a quiet cul de sac, this home delivers both convenience and functional living space. The main level features a bright open concept layout centered around a modern kitchen complete with quartz countertops, central island, stainless steel appliances, updated cabinetry and contemporary lighting. The adjoining living and dining areas create a seamless flow for everyday living and entertaining. Three bedrooms are located upstairs, including a primary bedroom with a 3 piece ensuite, along with an additional 4 piece bathroom. The fully developed lower level expands the home with two additional bedrooms, a full bathroom, spacious living and dining area, kitchen and dedicated laundry space. The layout offers excellent flexibility for extended family, guests or multi generational living. Outside, the oversized fully fenced backyard provides ample outdoor space, a storage shed and a large parking pad with off street parking. A move in ready opportunity in a well established location with strong long term potential. Book your showing today!