



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

**MLS # A2288065**



**\$240,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	504 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

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

**Inclusions:** NA

**NEW PRICE!** 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 &mdash; ideal for summer days, BBQs, and a little outdoor relaxation. Plus, you&rsquo;ll have your own assigned parking stall for added convenience. Located in the desirable community of Albert Park/Radisson Heights, you&rsquo;re just steps away from schools, shopping, parks, and the C-Train, making commuting and errands a breeze.