



**12 Radcliffe Court SE**  
**Calgary, Alberta**

**MLS # A2298425**



**\$359,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Albert Park/Radisson Heights    |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,074 sq.ft.                    | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Attached Carport, Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Level, See Remarks   |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, Open Floorplan, See Remarks |                   |      |

**Inclusions:** None

Welcome to 12 Radcliffe Court SE – a charming & affordable 2-storey home in a family-friendly community! Nestled on a quiet cul-de-sac, this well-laid-out 2-storey home offers 1,073.5 sq ft RMS above-grade living space, making it a fantastic opportunity for first-time buyers, growing families, or savvy investors. Step into a cozy front entrance (3’7” x 5’4”) that opens into a bright and spacious living room (11’4” x 17’3”), perfect for relaxing or entertaining guests. The main level features both a formal dining area (6’4” x 9’3”) and an additional dining nook (7’0” x 8’2”), offering flexibility for everyday meals and special gatherings. The kitchen (11’1” x 7’5”) is efficiently designed with ample cabinetry and workspace, conveniently connected to the dining areas. A 2-piece bathroom (5’10” x 4’7”) completes the main level for added convenience. Step outside to your private deck (12’4” x 8’2”) and huge fenced backyard, ideal for summer BBQs, morning coffee, or relaxing evenings. The property also features a generous car park (11’8” x 29’8”), providing a covered space for parking. Upstairs, you’ll find three well-proportioned bedrooms, including a spacious primary bedroom (11’3” x 11’1”), perfect for unwinding after a long day. Two additional bedrooms (8’5” x 8’11” and 8’0” x 9’3”) are ideal for children, guests, or a home office. A full 4-piece bathroom (4’7” x 9’6”) serves the upper level, offering functionality for the whole family. The partially finished basement provides incredible potential to expand

your living space. It includes a recreation/games room (16'4" x 9'9"), a den (11'11" x 9'5"), and a mechanical/laundry area (6'2" x 15'3")—ready for your personal touch, whether you envision a home gym, additional bedrooms, or a secondary living area. Located in a well-established SE Calgary community, this home offers unbeatable convenience: minutes to downtown Calgary, easy access to major routes like Deerfoot Trail and Memorial Drive, close to schools, parks, and public transit, nearby shopping, restaurants, and everyday amenities, a diverse, vibrant neighborhood popular with families and investors. With its functional layout, quiet location, and future development potential, 12 Radcliffe Court SE is an excellent opportunity to own a home at an accessible price point in Calgary's competitive market. Book your showing appointment today!