



**GRASSROOTS**  
REALTY GROUP

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**3232 Rae Crescent SE**  
**Calgary, Alberta**

**MLS # A2139690**



**\$649,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Fully renovated property in Albert Park. Just 8 min drive to Downtown Calgary! Parks, Schools, grocery stores, and other amenities nearby. 10 minute walk to Franklin C-Train Station. Tons of new upgrades - Exterior James Hardie board, vinyl flooring, new fence, new lighting, new kitchens, bathrooms, egress windows and interconnected first alarms in all rooms from upstairs to downstairs. Brand new appliances (fridge, stove, dishwasher, washer, and dryer). New garage door opener and motor with camera and sensors, reseeded yard, brand new illegal suite with new appliances will be installed. Upstairs and downstairs each have their own separate entrance, kitchen, and washer/dryer combo. Offering close to 2000sqft of living space with 5 bedrooms and 2 full bathrooms with a detached garage. Quiet neighbourhood. Great buy for buyers and investors!!