



**GRASSROOTS**  
REALTY GROUP

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**1316 Radisson Drive SE**  
**Calgary, Alberta**

**MLS # A2204941**



**\$499,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 Refrigerators, 2 Stoves, 2 Sheds, deep freeze

Endless Potential in this Charming Radisson Heights Bungalow. Welcome to this inviting and spacious bungalow, ideally situated on a quiet, tree-lined street in the established community of Radisson Heights. With great bones and abundant natural light, this home offers a wonderful opportunity to personalize and add value. The main floor features three bedrooms, a full bathroom, a bright and airy living room, and a functional kitchen that's ready for your creative vision. Whether you're a first-time buyer or a renovator seeking your next project, the possibilities are endless. The fully developed basement is a standout feature, offering two additional bedrooms, a second full bathroom, laundry, a second kitchen, and a large rec space—ideal for multi-generational living, or a private guest suite. Outside, you will find a detached garage, and you'll love the expansive front and back yards, perfect for gardening, entertaining, or simply enjoying the outdoors. Situated in a family-friendly neighborhood, this home is close to shopping, dining, playgrounds, schools, and transit, making it a prime location for everyday living. Whether you're looking for your new home or a valuable addition to your rental portfolio, this property offers incredible potential, every day convenience and long-term value.