

# \$609,900 - 10 Radcliffe Crescent Se, Calgary

MLS® #A2215188

**\$609,900**

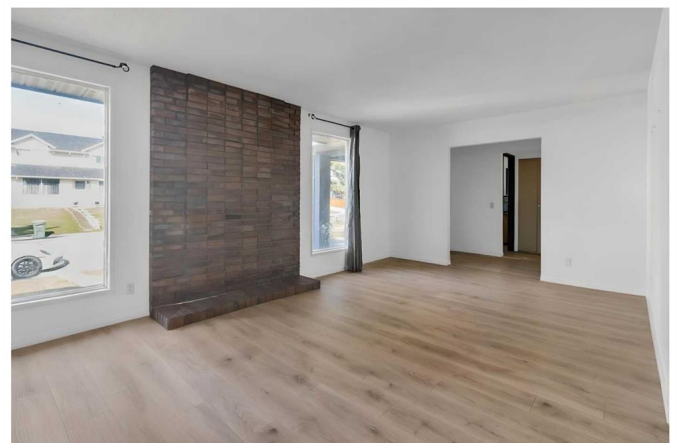
5 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.13 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Attention investors/future developers or first time home owners! Welcome to this spacious bungalow situated on an massive lot in the desirable community of Albert Park/Radisson Heights, offering over 2,300 sq. ft. of developed living space. Ideally located just minutes to downtown and within walking distance to schools, shopping, LRT, and bus routes. Recent upgrades include a brand new kitchen with modern cabinetry, quartz countertops, and a stylish backsplash. Additional improvements feature laminate flooring, updated windows and roof shingles (approximately 3 years ago), and a hot water tank (2017). The main floor offers 3 bedrooms, including a primary bedroom with a private 4-piece ensuite, another full bathroom, and a formal dining room. Appliances include a brand new stove and a newer refrigerator. The basement features a separate entrance and an RENOVATED illegal suite with brand new laminate flooring, 2 additional rooms, and a spacious living/recreation area—ideal for rental income or extended family use. The property also includes a huge backyard with a large deck, an oversized double garage, and an extra-long driveway that accommodates 4 additional vehicles or an RV. The main floor is vacant and move-in ready, while the basement is currently rented with the tenant willing to stay. This is a great investment opportunity in a prime location with strong rental potential.

Built in 1977



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215188          |
| Price          | \$609,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,174             |
| Acres          | 0.13              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 10 Radcliffe Crescent Se     |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 5X2                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator |
| Heating           | Forced Air                                      |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle          |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 8             |
| Zoning         | R-CG          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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