

3128 Rae Crescent SE
Calgary, Alberta

MLS # A2218580



\$489,900

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|------------------|--|---------------|-------------------|
| Division: | Albert Park/Radisson Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,085 sq.ft. | Age: | 1965 (60 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Level, Rectangular Lot | | |

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|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: n/a

Attention Investors and Renovators. Here's your chance to get into the up and coming community of Albert Park/Radisson Heights with this 3-bedroom, 1.5-bathroom home with double detached garage situated on a large lot. This property is in need of a full renovation and offers a fantastic opportunity to restore, redesign, or redevelop. Whether you're looking to renovate for resale, rental income, or build new, the potential here is hard to ignore. Conveniently located near schools, shopping, major roadways, and just a short drive to downtown Calgary, this is a location that continues to grow in appeal. Priced with renovations in mind, this property is being sold "as is, where is" Don't miss out on this affordable investment opportunity. Book your showing today.