

10 Radcliffe Crescent SE
Calgary, Alberta

MLS # A2230478



\$549,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,174 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

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 property is vacant and move-in ready. This is a great investment opportunity in a prime location with strong rental potential.