

\$421,000 - 1615 Rouleau Crescent Se, Calgary

MLS® #A2128936

\$421,000

4 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.12 Acres

Albert Park/Radisson Heights, Calgary, Alberta

****Click the Multimedia Link to Access the Virtual Walk-Through**** Welcome to this charming bungalow, a cherished home that has been held dear by its original owners for six decades. Nestled on a tranquil, tree-lined street, this property boasts a generous 50x100 foot lot, providing ample space and privacy, while being conveniently close to all amenities, transit and less than 10 minutes to downtown Calgary.

Upon entering, you are greeted by a warm and inviting atmosphere, where sunlight dances through the windows, illuminating the 1021 square feet of living space. The main level features three bright bedrooms, offering comfort and retreat, alongside a convenient 3-piece bathroom. New windows throughout as well as a NEW roof (2023; with warranty of 25 years) has been updated for your convenience.

Descending to the lower level, you'll find additional living space, including a fourth bedroom and a spacious rec room, ideal for gatherings or leisurely evenings. Another 3-piece bathroom on this level adds convenience and functionality.

Outside, the expansive yard beckons, presenting a canvas for your landscaping dreams, with ample room for gardening, entertaining, or even the addition of a garage - made easy with alley access.



This home presents a rare opportunity for first-time homebuyers, investors, or those with a vision for renovation. With its prime location, original charm, and potential for customization, it invites you to make it your own and create lasting memories for years to come.

Built in 1964

Essential Information

MLS® #	A2128936
Price	\$421,000
Sold Price	\$466,100
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.12
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1615 Rouleau Crescent Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1Y8

Amenities

Parking	None
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Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Electric Oven, Gas Dryer, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 4th, 2024
Date Sold	May 4th, 2024
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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