

# \$589,500 - 1016 Riddell Place Se, Calgary

MLS® #A2147185

**\$589,500**

4 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.13 Acres

Albert Park/Radisson Heights, Calgary, Alberta

A solid bungalow on an amazing lot nestled on a tranquil Cul-de-Sac in Radisson Heights is a must see! Just a short 12-minute drive to downtown or hop on the C-train just blocks away. Walk to schools, parks, tennis courts or International Ave with shops, restaurants and all amenities! With over 2000 sq feet of finished living space, four bedrooms, two newly renovated bathrooms and a yard which everyone you know will be envious of, this home has so much to offer. Very recent renovations include TWO completely new bathrooms, new kitchen countertop, updated lighting including pot lights in the living room, fresh paint and updated landscaping!!

What's more is that this home is AIR CONDITIONED, updated vinyl windows and has a heated double garage"ready for all weather! The living room features hard wood flooring and a gas fireplace with new recessed pot lights. The kitchen overlooks your large yard and has ample storage and counterspace as well as a large corner pantry, new portlights and a new counter. The basement features a dry bar with a large rec room with enough room for a pool table, a family room, a 4th bedroom, renovated bathroom and laundry room with new vinyl plank flooring. Located on a secret gem of a Cul-de-Sac, this home provides the privacy and tranquility that we all desire. Relax in your spacious yard, tinker in your Huge 14' X 10' shed or your 564 sq foot oversized double detached heated garage complete with workbenches!! Enjoy



the many garden planters or relaxing on your patio with your favorite meal cooking on your BBQ. This home has only had two owners, you can be the third! Be sure to check out the 3-D tour and floor plans links!

Built in 1966

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2147185    |
| Price          | \$589,500   |
| Sold Price     | \$610,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,070       |
| Acres          | 0.13        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1016 Riddell Place Se        |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 1Y5                      |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                                    |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Workshop in Garage |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Dry Bar, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Storage |
|-------------------|-------------------------------------------------------------------------------------------------|

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating         | Forced Air, Natural Gas                              |
| Cooling         | Central Air                                          |
| Fireplace       | Yes                                                  |
| # of Fireplaces | 1                                                    |
| Fireplaces      | Gas, Living Room, Mantle, Raised Hearth, Stone       |
| Has Basement    | Yes                                                  |
| Basement        | Separate/Exterior Entry, Finished, Full              |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage                                          |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Lawn, Garden, Irregular Lot, Landscaped, Treed |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | July 25th, 2024  |
| Date Sold      | August 2nd, 2024 |
| Days on Market | 8                |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Baxter & Associates Real Estate Services |
|----------------|------------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.