

\$654,999 - 1615 Rouleau Crescent Se, Calgary

MLS® #A2167652

\$654,999

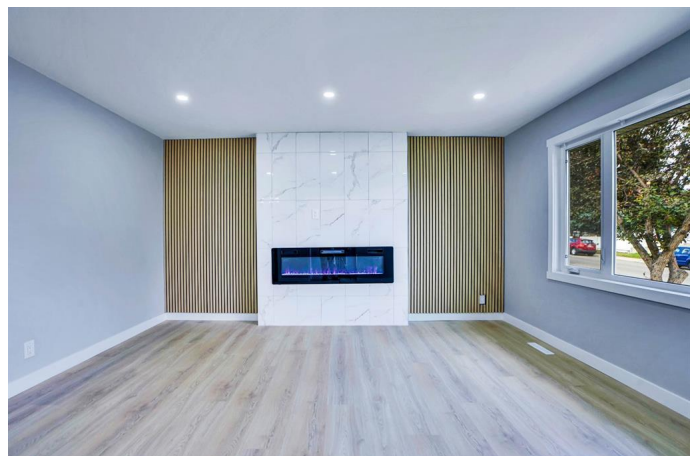
6 Bedroom, 3.00 Bathroom, 1,039 sqft

Residential on 0.12 Acres

Albert Park/Radisson Heights, Calgary, Alberta

| FULLY RENOVATED | 6 BEDROOMS | 3
BATHROOMS | 2 LAUNDRIES |
BRAND-NEW DOUBLE CAR GARAGE | LIVE
UP/RENT DOWN | Welcome to your

extensively renovated bungalow on a quiet street in the amenity rich community of Radisson Heights/Albert Park. Situated on a massive 50ft x 105ft lot, this home has undergone a complete transformation that combines modern living and exceptional functionality. Quality craftsmanship and high-end finishes are exemplified throughout the renovations which include NEW LVP FLOORING, HIGH GLOSS CABINETS, QUARTZ COUNTERTOPS, UPDATED ELECTRICAL AND PLUMBING, NEWER WINDOWS, NEWER ROOF, KNOCKDOWN CEILINGS and more! Stepping inside on the main floor of this home youâ€™re greeted by your spacious living room that is flooded with natural light and features a beautiful electrical fireplace and premium white oak wall panels. Just off the living room youâ€™ll find a conveniently located half bathroom/powder room. The living room flows beautifully into your stunning kitchen which is a chefs dream with its large peninsula, ample counterspace and BRAND-NEW STAINLESS-STEEL APPLIANCES. The sizable master bedroom features a large closet and overlooks your massive backyard providing excellent functionality and privacy. Finishing up on the main floor, youâ€™ll find 2 more generously sized bedrooms, a full 4-piece bathroom and



your own laundry room. Heading downstairs youâ€™ll find an illegal basement suite with a separate entrance that is just as impressive as the upper floor. The illegal suite contains a sleek, large kitchen which flows right into a massive living area. Additionally, youâ€™ll find 3 big bedrooms with NEW EGRESS WINDOWS, one 3-piece full bathroom and a second separate laundry area making it the ideal space for large families or potential renters. The spacious backyard is fully fenced offering privacy and plenty of room for your family and pets to enjoy. Additionally, back here youâ€™ll find a BRAND-NEW OVERSIZED DOUBLE DETACHED GARAGE that is big enough to store all your toys or to use as a workshop. Located within walking distance to parks, playgrounds, schools, shopping centres, restaurants, LRT train stations and just a 7-minute drive to downtown, you donâ€™t want to miss the opportunity to make this home yours! Book a showing with your favourite realtor today.

Built in 1964

Essential Information

MLS® #	A2167652
Price	\$654,999
Sold Price	\$635,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,039
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	T2A1Y8

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Oversized, Alley Access, Enclosed, Off Street, Secured

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Level, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 30th, 2024
Days on Market	40
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office Town Residential

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