

\$435,000 - 5a Radcliffe Crescent Se, Calgary

MLS® #A2168971

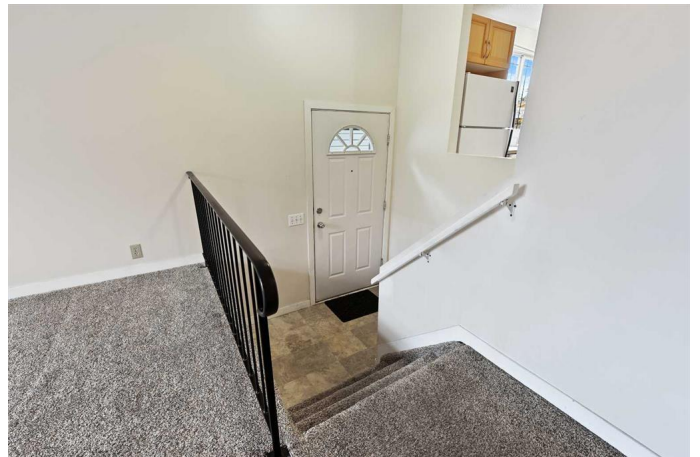
\$435,000

5 Bedroom, 3.00 Bathroom, 1,006 sqft

Residential on 0.08 Acres

Albert Park/Radisson Heights, Calgary, Alberta

PRIME INVESTMENT OPPORTUNITY! This well cared for duplex features 5 bedrooms, 2.5 bathrooms, 4 car parking pad and has been lovingly maintained and upgraded by the same owner for the last 29 years. Separate entrances to the main and lower level make this a great opportunity for a mortgage helper, rental up and down, or just an affordable home for a large family! As you enter the main floor you are greeted by the spacious living room with large picture window. Open kitchen and huge dining room with laminate flooring, maple shaker cabinetry, tile backsplash, and island. Master bedroom with convenient 2-piece ensuite bathroom, and walk-in closet. A good sized second bedroom and a renovated 4-piece bathroom complete the well laid out upper level. Fully finished basement with 3 bedrooms with all egress windows, large den that would make a great 2nd kitchen, and another full bathroom. Previous owner was renting furnished rooms by the month for \$800 a month! Nice laundry room with sink and extra cabinetry. Newer roof, windows, and furnace so all the main components have lots of life. Large private backyard space with mature landscaping and apple trees! Good sized shed included with new shingles inside, and a weed eater and screen gazebo included. Huge parking pad out front just for this property and previous owner fit 4 vehicles here when needed. Prime locations literally steps to every level of school - Bishop Kidd, Sir Wilfrid, and Father Lacombe. Not to



mention close to all shopping, parks, Marlborough Mall, C-train Station, and just 10 min drive to DT core! This property shows very well and quick possession available for its new owner!!

Built in 1978

Essential Information

MLS® #	A2168971
Price	\$435,000
Sold Price	\$462,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,006
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	5a Radcliffe Crescent Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6A9

Amenities

Parking Spaces	4
Parking	Additional Parking, Front Drive, Oversized, Parking Pad, Gravel Driveway

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 11th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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