

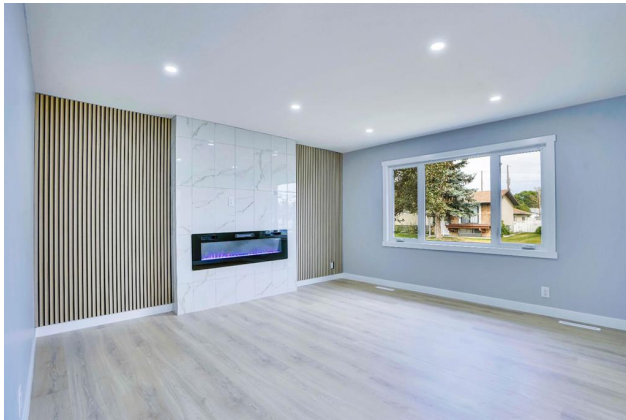


THE
A-TEAM

**RE/MAX
FIRST**

1615 ROULEAU Crescent, Calgary T2A1Y8

MLS®#: **A2159527** Area: **Albert Park/Radisson Heights** Listing Date: **08/23/24** List Price: **\$669,999**
 Status: **Active** County: **Calgary** Change: **-\$9k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1964**
Lot Information
 Lot Sz Ar: **5,252 sqft**
 Lot Shape: **50ft x 105ft**

Finished Floor Area
 Abv Sqft: **1,039**
 Low Sqft:
 Ttl Sqft: **1,039**

DOM

27
Layout
 Beds: **6 (3 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Private,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Enclosed,Garage Door Opener,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard,Storage**

Construction: **Concrete,Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 3`8"	4pc Bathroom	Main	9`5" x 7`5"
Bedroom	Main	11`1" x 10`0"	Bedroom	Main	11`1" x 9`1"
Kitchen With Eating Area	Main	12`10" x 13`1"	Living Room	Main	15`3" x 14`0"
Bedroom - Primary	Main	13`1" x 9`1"	3pc Bathroom	Basement	8`9" x 4`4"
Bedroom	Basement	12`4" x 9`0"	Bedroom	Basement	10`5" x 9`1"
Bedroom	Basement	14`3" x 10`6"	Kitchen	Basement	10`4" x 9`1"

Living/Dining Room CombinationBasement

13`11" x 16`1"

Furnace/Utility Room
Legal/Tax/Financial

Basement

8`11" x 6`11"

Title:
Fee Simple
Legal Desc:

2870JK

Zoning:
R-C1

Remarks

Pub Rmks:

| 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 you'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 you'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, you'll find 2 more generously sized bedrooms, a full 4-piece bathroom and your own laundry room. Heading downstairs you'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, you'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 you'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 don't want to miss the opportunity to make this home yours! Book a showing with your favourite realtor today.

Inclusions:
Property Listed By:

N/A
Town Residential

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123