



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**640 RADCLIFFE Road, Calgary T2A 6C3**

MLS®#: **A2160143**

Area: **Albert Park/Radisson Heights**

Listing Date: **08/23/24**

List Price: **\$544,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1978**  
Lot Information  
Lot Sz Ar: **6,824 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,030**  
Low Sqft:  
Ttl Sqft: **1,030**

DOM

**27**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Irregular Lot**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 12`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 8`2"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`10" x 4`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 11`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`5" x 5`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 12`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 10`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`2" x 10`3"</b>
<b>Storage</b>	<b>Basement</b>	<b>13`1" x 7`5"</b>

<b>Laundry</b>	<b>Basement</b>	<b>7`3" x 6`0"</b>	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-C1</b>	
Legal Desc:	<b>7710886</b>		Remarks
Pub Rmks:	<b>This well-kept corner lot Bilevel house has 5 Bedrooms, 2 full and ensuite 2 pcs bathrooms, close to schools, transit, shopping center, downtown, and highways. The main floor has 2 pcs Ensuite Master Bedroom, 2 more size bedrooms, and one common 4 pcs bathroom. The Living room has a Huge window and The Bay window Kitchen with the eating area has a backyard door that leads you to the backyard on a covered deck to enjoy the barbecue in the summertime with family and friends. The Fully Developed Basement has a Rec room, 2 good-sized bedrooms, a Storage room, a 3 Pcs bathroom, and laundry. Be the first one to view this House. Storage Shed</b>		
Inclusions: Property Listed By:	<b>RE/MAX Real Estate (Central)</b>		

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









