



THE
A-TEAM

**RE/MAX
FIRST**

6 RADCLIFFE Crescent, Calgary T2A 5X2

MLS®#: **A2168143** Area: **Albert Park/Radisson Heights** Listing Date: **09/26/24** List Price: **\$514,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 22-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **5,769 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,172**
 Low Sqft:
 Ttl Sqft: **1,172**

DOM

32
Layout
 Beds: **3 (3)**
 Baths: **2.0 (1 2)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Metal Siding**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`11" x 4`0"	4pc Bathroom	Main	4`11" x 7`5"
Bedroom	Main	10`7" x 10`8"	Bedroom	Main	13`11" x 8`9"
Bedroom - Primary	Main	10`7" x 15`4"	Dining Room	Main	8`1" x 9`1"
Kitchen	Main	6`11" x 12`3"	Living Room	Main	19`11" x 19`0"
Foyer	Main	10`8" x 4`3"	2pc Bathroom	Basement	5`2" x 7`3"
Game Room	Basement	25`8" x 23`11"	Storage	Basement	9`8" x 9`1"
Storage	Basement	10`3" x 13`7"	Storage	Basement	9`0" x 11`11"

Furnace/Utility Room

Basement

18`4" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710886

Zoning:
R-CG

Remarks

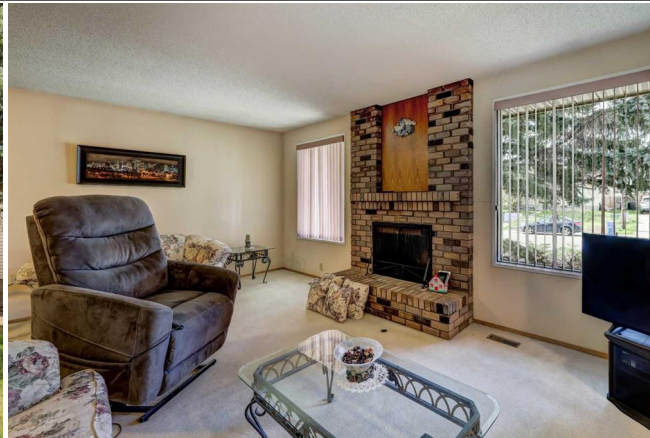
Pub Rmks:

Price Adjustment ALERT!Welcome to this original owner, nicely maintained bungalow with potential to DEVELOP a separate basement suite ("A secondary suite would be subject to approval and permitting by the city/municipality."). All windows were replaced in 2015/2016, Roof with added insulation 2015,Furnace 2015, H2O-2023, Dishwasher 2017, Refrigerator 2016. The focal point of this residence are the spacious rooms, huge living/dining room and kitchen all full of natural light. Discover 3 main floor bedrooms served by a four-piece bathroom & 2pc Ensuite. With a secure upper-level entrance, there is a side entrance where you will find additional living space comprising of a large rec room, second room (no window), a 2-piece bath with a rough in for shower and storage area. Completing the basement is a laundry/utility room with ample storage space. Perhaps develop basement and add a suite??Outside, the property boasts an oversized parking pad, and an expansive fenced backyard and patio. Nestled in a prime central location, this home offers easy access to various amenities such as all levels of schooling within walking distance, a nearby tennis court, a major shopping center with grocery stores, Marlborough shopping mall, a C-train station, and more. Additionally, it is just a short 10-minute drive to downtown. Arrange a viewing of this property to appreciate its harmonious blend of comfort, space, and convenience ready to be reinvented by next owner.

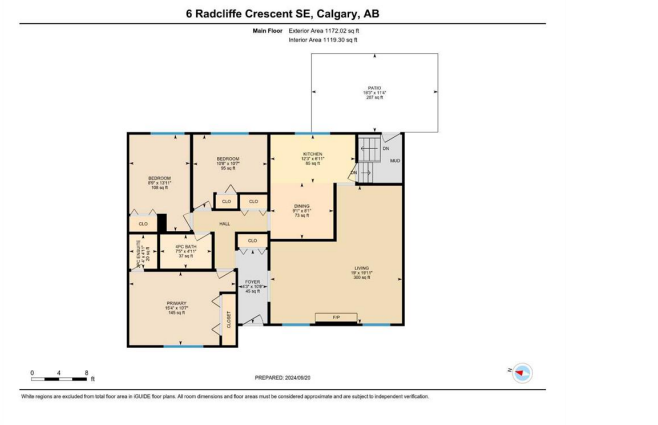
Inclusions:
Property Listed By:

Shed, See Member Remarks
Coldwell Banker Mountain Central

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









6 Radcliffe Crescent SE, Calgary, AB

Basement (Below Grade) Exterior Area 1150.41 sq ft
Interior Area 1500.97 sq ft



0 3 6 9

PREPARED 2024/05/20



With regions excluded from total floor area in GUSSE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.



