

544 RADLEY Way, Calgary T2A 5X8

MLS®#: **A2170503** Area: **Albert Park/Radisson Heights** Listing Date: **10/03/24** List Price: **\$599,888**
 Status: **Active** County: **Calgary** Change: **-\$50k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1977** Abv Sqft: **1,691**
Lot Information Low Sqft:
 Lot Sz Ar: **4,499 sqft** Ttl Sqft: **1,691**
 Lot Shape:

DOM

79
Layout
 Beds: **5 (4 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Carport,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Barbecue** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`10" x 4`7"	Dining Room	Main	14`6" x 8`4"
Kitchen	Main	14`1" x 10`7"	Living Room	Main	14`1" x 12`9"
Family Room	Main	14`6" x 15`7"	4pc Bathroom	Upper	5`10" x 9`3"
Bedroom	Upper	14`6" x 9`1"	Bedroom	Upper	9`9" x 15`10"
Bedroom - Primary	Upper	13`1" x 12`2"	4pc Bathroom	Basement	7`1" x 5`2"
Bedroom	Basement	11`4" x 12`7"	Den	Basement	12`6" x 7`8"
Bedroom	Upper	9`9" x 11`8"	Kitchen	Basement	13`10" x 11`2"

Laundry	Basement	6`5" x 8`8"	Furnace/Utility Room Legal/Tax/Financial	Basement	10`4" x 7`5"
---------	----------	-------------	---	----------	--------------

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **7710886**

Remarks

Pub Rmks: **Huge Price adjustment- open house tomorrow sunday 2 pm to 4 pm- November 17th,2024.Welcome to one of the most demanding communities Albert Park/Radisson Heights. Almost 2600 square feet of living space including LEGAL BASEMENT SUITE. Rare find -A lovely 2-story home in this community. The main level features a bright East exposure Living Room and a separate Dining with a ceiling fan for guest and friend visit. A cozy Family Room with a wood molding feature- wall has a Fireplace. opens to the Kitchen for family gathering, also has a patio door to the rear deck. The bright and functional kitchen with white cabinetry, an Admiral built-in Dishwasher, Stove(1 year old), Refrigerator (1 year old) and a view to the backyard. A 2 piece powder room completes the main level. The rear deck is a great area to enjoy the morning coffee, and afternoon BBQ and enjoy the garden of matured trees in the Spring/Summer season. The second level, with a skylight, introduces 3 generously sized bedrooms and a 4 piece bathroom completes the upper Level. A separate entry from the main level leads to a fully finished Legal basement with a Kitchen, Living, 4th Bedroom, 4 piece Bath, and potential 5th Bed(just needs a window) turning into a great investment property. Nearby amenities MARLBOROUGH MALL, MARLBOROUGH LRT, FRANKLIN LRT JUST 10 MINUTES WALKING DISTANCE- include T&T Super Market, Safeway, Walmart,Home depot, shops, and restaurants. The Schools include Father Lacombe High School, Keeler Elementary, and Bishop Kidd Junior High, MOST DESIRABLE SIR WILFRID LAURIER SCHOOL (TLC) and RADISSON PARK ELEMENTARY SCHOOL JUST A MINUTE, OMAR BI KHATTAB ISLAMIC SCHOOL AND AL- MADINA CHARTER SCHOOL. New Roof (2015) new Furnace (2010) and the double lane parking pad is 100 ft long and 19 ft wide, can put RV, and 4 more cars! Incredible opportunity- MUST SEE! Call your favorite realtor now. MORTGAGE HELPER -BASEMENT TENANT IS PAYING 1375 DOLLARS PLUS 40% UTILITIES. RCG ZONING- CALL YOUR REALTOR NOW.**

Inclusions: **none**
 Property Listed By: **URBAN-REALTY.ca**

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







