



THE
A-TEAM

**RE/MAX
FIRST**

1612 RADISSON Drive, Calgary T2A 1Z4

MLS®#: **A2182292** Area: **Albert Park/Radisson Heights** Listing Date: **12/05/24** List Price: **\$479,900**
Status: **Active** County: **Calgary** Change: **-\$15k, 19-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **1965** Abv Sqft: **1,040**
Low Sqft:
Lot Sz Ar: **5,844 sqft** Ttl Sqft: **1,040**
Lot Shape:

DOM

16
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Access:
Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
Int Feat: **Laminate Counters**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|----------------------|--------------------------|-------------|----------------------|
| Living Room | Main | 18`0" x 12`9" | Dining Room | Main | 12`6" x 8`4" |
| Kitchen | Main | 12`6" x 9`3" | Bedroom - Primary | Main | 12`0" x 10`0" |
| Bedroom | Main | 9`3" x 9`0" | Bedroom | Main | 9`3" x 9`0" |
| 4pc Bathroom | Main | 8`3" x 4`11" | | | |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-CG

Legal Desc:

2870JK

Remarks

Pub Rmks:

Charming detached bungalow located in the heart of Radisson Heights SE Calgary. This home offers just over 1,000 square feet of living space on the open-concept main level. The living room boasts west-facing windows that fill the space with natural light, while the adjacent dining area provides an inviting setting for meals with family and friends. The updated kitchen is both functional and spacious, perfect for cooking enthusiasts. The main level features three generously sized bedrooms and a four-piece bathroom, offering comfort and convenience for a growing family or guests. The unfinished basement presents endless opportunities for customization, whether you're looking to add additional living space, a home gym, or a recreation area. A standout feature of this property is the insulated and heated double detached garage, accessible through the back lane—ideal for Calgary winters. Situated in a family-friendly neighborhood, this home is close to shopping, dining, playgrounds, schools, and transit, making it a prime location for everyday living. Whether you're looking for your new home or a valuable addition to your rental portfolio, this property offers incredible potential.

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

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







