



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**723 RAYNARD Crescent, Calgary T2A1X6**

MLS®#: **A2182570** Area: **Albert Park/Radisson Heights** Listing Date: **12/06/24** List Price: **\$549,000**  
 Status: **Pending** County: **Calgary** Change: **-\$20k, 19-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1966** Abv Sqft: **1,128**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **486 sqft** Ttl Sqft: **1,128**  
 Lot Shape:

DOM

**15**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**  
 Heating: **Central** Flooring: **Hardwood,Tile**  
 Sewer: Ext Feat: **Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`10" x 11`10"	Living Room	Main	15`8" x 11`9"
Dining Room	Main	9`3" x 10`3"	Kitchen	Main	9`5" x 13`7"
Sunroom/Solarium	Main	7`7" x 19`4"	4pc Bathroom	Main	8`7" x 4`11"
Bedroom	Main	11`1" x 8`4"	Bedroom - Primary	Main	11`9" x 13`7"
Bedroom	Main	11`1" x 8`8"	2pc Ensuite bath	Main	11`9" x 12`7"
Bedroom	Basement	11`9" x 12`7"	Living Room	Basement	14`5" x 15`11"
Dining Room	Basement	6`6" x 10`9"	4pc Bathroom	Basement	4`10" x 7`11"

**Kitchen  
Mud Room**

**Basement  
Basement**

**11`2" x 10`3"  
14`4" x 3`7"**

**Laundry**

**Basement**

**11`4" x 7`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**3689JK**

Remarks

Pub Rmks:

**Incredible Price for this income property!! Welcome to this fantastic Inner City cash flow positive property (generating \$3600 per month currently) with great potential for future rebuild (50ft wide frontage), or the perfect home for multigenerational living within walking distance to C-Train Station! The spacious main level features stunning hardwood floors throughout. You'll love the large kitchen, complete with ample cabinet and counter space, ideal for home cooking and entertaining. Adjacent to the kitchen is a charming dining room with built-in storage, perfect for hosting family meals. The bright and sunny living room offers an inviting atmosphere with plenty of natural light. The main level boasts three comfortable bedrooms, including a primary bedroom with its own 2-piece ensuite for added privacy and convenience. Don't miss the beautiful sunroom, a delightful spot to relax and enjoy the surrounding views. The lower level includes a one-bedroom illegal suite with a separate entrance, offering plenty of space in the living room and kitchen—ideal for additional rental income or accommodating extended family. Outside, you'll find a spacious deck and ample storage, perfect for enjoying the outdoors. The property also features a single detached garage and a parking pad for your convenience. Located close to all amenities, this property offers both comfort and practicality. Don't miss your chance to own this versatile and well-located home!**

Inclusions:  
Property Listed By:

**N/A  
CIR Realty**

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





















