



GRASSROOTS

REALTY GROUP

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12 Radcliffe Court SE
Calgary, Alberta

MLS # A2298425



\$359,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,074 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, See Remarks		

Inclusions: None

Welcome to 12 Radcliffe Court SE – a charming & affordable 2-storey home in a family-friendly community! Nestled on a quiet cul-de-sac, this well-laid-out 2-storey home offers 1,073.5 sq ft RMS above-grade living space, making it a fantastic opportunity for first-time buyers, growing families, or savvy investors. Step into a cozy front entrance (3'7" x 5'4") that opens into a bright and spacious living room (11'4" x 17'3"), perfect for relaxing or entertaining guests. The main level features both a formal dining area (6'4" x 9'3") and an additional dining nook (7'0" x 8'2"), offering flexibility for everyday meals and special gatherings. The kitchen (11'1" x 7'5") is efficiently designed with ample cabinetry and workspace, conveniently connected to the dining areas. A 2-piece bathroom (5'10" x 4'7") completes the main level for added convenience. Step outside to your private deck (12'4" x 8'2") and huge fenced backyard, ideal for summer BBQs, morning coffee, or relaxing evenings. The property also features a generous car park (11'8" x 29'8"), providing a covered space for parking. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary bedroom (11'3" x 11'1"), perfect for unwinding after a long day. Two additional bedrooms (8'5" x 8'11" and 8'0" x 9'3") are ideal for children, guests, or a home office. A full 4-piece bathroom (4'7" x 9'6") serves the upper level, offering functionality for the whole family. The partially finished basement provides incredible potential to expand

your living space. It includes a recreation/games room (16'4" x 9'9"), a den (11'11" x 9'5"), and a mechanical/laundry area (6'2" x 15'3")—ready for your personal touch, whether you envision a home gym, additional bedrooms, or a secondary living area. Located in a well-established SE Calgary community, this home offers unbeatable convenience: minutes to downtown Calgary, easy access to major routes like Deerfoot Trail and Memorial Drive, close to schools, parks, and public transit, nearby shopping, restaurants, and everyday amenities, a diverse, vibrant neighborhood popular with families and investors. With its functional layout, quiet location, and future development potential, 12 Radcliffe Court SE is an excellent opportunity to own a home at an accessible price point in Calgary's competitive market. Book your showing appointment today!